Quarterly Internal Monitoring Report No. 25 for Land Acquisition and Resettlement

October - December 2025

PH-P270: North-South Commuter Railway Extension (NSCR-EX) Project

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DEFINITION OF TERMS

No.	Term	Definition
1	Affected business	It refers to all types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
2	Affected persons (APs)	It refers to all persons or entity who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
3	Landowner	It refers to legal owners of affected land that will be acquired for the project.
4	Non-landowner	It refers to project affected persons who responded that they do not own the land during the socio-economic survey (SES). This includes structure owners (with or without permission from the landowner), renters, sharers, rent-free occupants and caretakers (in both formal and informal structures), regardless of income.
5	PNR Right-of-Way (PNR ROW)	It refers to the existing right-of-way owned by the Philippine National Railway (PNR).
6	Replacement cost	It refers to the cost necessary to replace the affected structure or improvement with a similar asset based on current market prices. The cost of replacing lost assets and incomes includes cost of transactions, repair cost and other associated costs for the restoration of residual property, if any.
7	Validation	It refers to the process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.

ABBREVIATIONS

ADB	Asian Development Bank
ADRI	Agreement to Demolish and Remove Improvements
AP	Affected Person
BSAAC	Beneficiary Selection, Awards and Arbitration Committee
CAO	City Agricultural Office
CIA	Clark International Airport
CIS	Customer Information Sheet
CMP	Community Mortgaged Program
CP	Contract Package
DED	Detailed Engineering Design
DENR	Department of Environment and Natural Resources
DHSUD	Department of Human Settlements and Urban Development
DOLE	Department of Labor and Employment
DOTr	Department of Transportation
DPWH	Department of Public Works and Highways
ECQ	Enhanced Community Quarantine
EMA	External Monitoring Agent
EMP	Environmental Management Plan
E.O.	Executive Order
FAQ	Frequently Asked Question
FGD	Focus Group Discussion
FS	Feasibility Study
GC	General Consultant
GCQ	General Community Quarantine
GCR	Greater Capital Railway
GFI	Government Financing Institution
GIS	Geographic Information System
GoP	Government of the Philippines
GRM	Grievance Redress Mechanism
HOA	Homeowner Association
HUDCC	Housing and Urban Development Coordinating Council (now DHSUD)
IEC	Information, Education, and Communication
ISF	Informal Settler Family
JDT	JICA Design Team
JICA	Japan International Cooperation Agency
KSA	Key Shelter Agency
LBP	Land Bank of the Philippines
LGU	Local Government Unit
LHB	Local Housing Board
LIAC	Local Inter-agency Committee
LRIP	Livelihood Restoration and Improvement Program
MCRP	Malolos-Clark Railway Project
MECQ	Modified Enhanced Community Quarantine
MMSP	Metro Manila Subway Project
MOA	Memorandum of Agreement
MTAC	Mabalacat Tree Appraisal Committee
NAIA	Ninoy Aquino International Airport
NGA	National Government Agency
NHA	National Housing Authority
NIA	National Irrigation Authority
NLEX	North Luzon Expressway
NoT	Notice of Taking
NSCR-EX	North-South Commuter Railway Extension
NTC	Notice to Compensate
O&M	Operations and Maintenance
PESO	Public Employment Service Office
OSG	Office of Solicitor General
OTB	Offer to Buy
PIAC	Project Inter-Agency Committee
PIB	Project Information Brochure

PMO	Project Management Office
PNR	Philippine National Railways
POA	Proof of Acceptance
PPE	Personal Protective Equipment
PROW	Project Right-of-Way
RAP	Resettlement Action Plan
RCS	Replacement Cost Survey
RIMC	RAP Implementation Management Committee
ROW	Right-of-Way
RRAP	Relocation and Resettlement Action Plan
SCM	Stakeholder Consultation Meeting
SES	Socio-Economic Survey
SHFC	Social Housing Finance Corporation
SPA	Special Power of Attorney
SPS	Safeguards Policy Statement
TWG	Technical Working Group
WOP	Writ of Possession

1. Introduction

The main objective of the quarterly internal monitoring report for land acquisition and resettlement is to assess and to make an account on the progress of the preparation and implementation of the resettlement action plans (RAPs) for the North-South Commuter Railway Extension (NSCR-EX) Project in consideration of the Guidelines for Environmental and Social Considerations (2010) of the Japan International Cooperation Agency (JICA) and the Safeguards Policy Statement (SPS) 2009 of the Asian Development Bank (ADB).

This quarterly monitoring report summarizes the results of internal monitoring from October to December 2025 focusses on the following monitoring aspects:

I. Status of updating of detailed design (DD) RAPs
II. Progress of disbursement of compensation and assistance
III. Progress of relocation and resettlement
IV. Implementation of the livelihood restoration and improvement program (LRIP)
V. Provision of special assistance to vulnerable groups
VI. Public information, consultation, and disclosure
VII. Implementation of the grievance redress mechanism (GRM)
VIII. Handing over of land for civil works
IX. Planned activities for the next reporting period
X. Summary and Recommendations

2. Progress of Updating of DD RAP for the NSCR-EX South Section

2.1. Approval Status of DD RAP

DD RAPs for South Section are divided into 7 RAPs as shown below. DD RAPs for CP S-01 have been approved by ADB on March 24, 2022. For CP S-04 to S-07, DD RAPs for Non-Landowners (NLO) and Landowners (LO) were conditionally approved by ADB on July 27, 2022. DD RAP for CP S-02 Manila Phase 2 has been conditionally approved by ADB on January17, 2023, then DD RAP for CP S-03a, S-03b and S-03c Makati-Buli and for Senate-FTI Tunnel Section, a part of CP S-03b, have been also conditionally approved on January 22, 2023. DD RAP for the Senate-FTI Tunnel Section has already been fully approved by ADB as DOTr complied with the outstanding requirements, but other DD RAPs for CP S-02 to S-07 have not been fully approved by ADB yet as of December 2025 and efforts to comply with ADB conditions are continued.

Table 2-1 List of SC RAPs

CP	Area Coverage	Target APs	Approval
S-01	Manila Partial Operation Section (Solis-Blumentritt)	Landowners	March 24, 2022
		Non-Landowners	March 24, 2022
S-02	Manila Phase 2 (Blumentritt to Paco)	Landowners and Non-Landowners	Conditional approval on January 17, 2023
S-03a, 03b, 03c	Makati to Buli, Muntinlupa	Landowners and Non-Landowners	Conditional approval on January 22, 2023
S-03b	Senate-FTI Tunnel Section	Landowners	Conditional approval on January 22, 2023 Full approval on October 11, 2024
S-04~07	Muntinlupa Area 1 to Calamba	Landowners	Conditional approval on July 27, 2022
		Non-Landowners	Conditional approval on July 27, 2022

2.2. Compliance Status on ADB Conditions

The approval is subject to the DOTr satisfying the conditions that prior to handing over land for civil works construction, DOTr will prepare Due Diligence Reports (DDRs) for utility relocation, landlocked areas, community facilities and resettlements sites. These addendums as required and DDRs will be submitted for ADB review, approval and implemented prior to giving site clearance in such sections. Also, for mortgaged properties, it was required for DOTr to ensure that compensation is at replacement cost which will allow the affected household to restore the assets with at least the same conditions as before the project acquisition and to closely monitor this. As required by ADB, DOTr prepared a time-bound action plan with timelines and submitted it to ADB on September 6, 2022.

ADB and DOTr resumed Bi-weekly meeting from October 2023 to discuss not only the status of the requirements under conditionally approved RAPs but also construction and RAP implementation status, issues and concerns. During this reporting period, Bi-weekly meeting was conducted on October 3, October 24, and November 21, 2025, for MCRP and on October 10, November 7, and December 12, 2025, for SCRP.

ADB Compliance Monitoring Report (CMR) site inspection was conducted on October 30, 2025, for MCRP. CMR was submitted to ADB on December 12, 2025, then ADB mission on Internal Monitoring Report (IMR) for RAP implementation was conducted on December 18 and 19, 2025.

Activities to prepare DDRs and required reports are ongoing as of December 2025. Summary of ADB conditions and compliance status as of December 2025 is shown in the table below.

Table 2-2 Summary of ADB conditions and compliance status

CP	DD RAP Section	ADB Concurrence	ADB Conditions/Necessary Actions	Status
S-01	Solis-Blumentritt	24-Mar-22	RAP approved without conditions but need to prepare an Addendum RAP for the newly approved Relocation Site.	Accommodation in relocation site for S-02 or S-03a, b and c.
S-02	Blumentritt to Paco	17-Jan-23 (Conditional)	DDR for Utilities relocation including NGCP Relocation (Site 6) Updated valuation results with RAP budget List of consultations conducted after 2021 DDR for Relocation Sites	Revised DDR submitted to ADB on Oct 24, 2025. Approved by ADB on Oct 27, 2025 Pending (Awaiting appraisal report) Submitted on Feb 28, 2023 Draft DDR for the new relocation site was submitted to ADB on Sep 8, 2025, received ADB comments on Nov 4, 2025, for revision
S-03a, b, c	Makati- Buli (Muntinlupa)	22-Jan-23 (Conditional)	DDR for Relocation Sites DDR for Landlocked/restricted areas (including S01, 02) DDR for Community facilities (including S01, 02) DDR for Utilities relocation Updated valuation results with RAP budget Develop detailed LRIP	Draft DDR for the new relocation site was submitted to ADB on Sep 8, 2025, received ADB comments on Nov 4, 2025, for revision Draft DDR submitted to ADB on Aug 28, 2025, received ADB comments on Dec 9, 2025, for revision On-going coordination with LGUs/owners Received ADB comments on Nov 7, 2023, for revision Pending (Awaiting appraisal report) Draft detailed LRIP submitted to ADB in Mar 2024, under review
S-03b	Tunnel Section	22-Jan-23 (Conditional) 11-Oct-24 (Full approval)	Communication and consultations regarding easement agreement Possible impact due to additional soil investigations Updated RAP if any APs do not accept the subterranean easement agreement	Rapid survey forms were signed by private LOs, Coordination with government LOs ongoing Revised DDR submitted to ADB on Feb 2, 2024, ADB cleared internally on Feb 5, 2024 Negotiation for subterranean easement agreement has not started yet
S-04~07	Muntinlupa-Calamba	27-Jul-22 (Conditional)	DDR of Utilities Relocation DDR of Resettlement Sites DDR of Landlocked Areas DDR of Community Facilities Assessment of Mortgaged Properties	Approved by ADB on Sep 5, 2023 Received further ADB comments for revised DDR on Aug 14, 2024, ongoing additional data gathering and revision Approved by ADB on Sep 5, 2023 Revised DDR submitted to ADB on Oct 8, 2025, under review Further revised report submitted to ADB on Nov 24, 2025, under review

2.2.1. CP S-01 Manila PO Section

There were no conditions for DD RAP approval, but DOTr agreed with ADB that the NLO RAP will have an addendum RAP for the affected stall owners/vendors of the Obrero Market that has been identified as the relocation site of APs in Manila PO in the 2nd quarter of 2021. However, the relocation sites changed, and the Obrero Market was no longer the relocation site for Manila PO. The final relocation sites for the affected HHs in Manila PO are South Savannah Homes Property and Golden Sunrise Property both located in Barangay Malainen Bago, Naic, Cavite that was approved by Site Selection Committee and LIAC in November 2023. These relocation sites are intended for NLO/ISFs affected Households in Manila, Makati, Taguig, and Paranaque. Thus, DDR of these relocation sites will be prepared for CP S-02 and CP S-03a, b, c.

2.2.2. CP S-04 to S-07 Muntinlupa Area 1 to Calamba

DOTr is required to prepare DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlements Sites with LRIP updated development plan. Also, for mortgaged properties, it was required for DOTr to ensure that compensation is at replacement cost which will allow the affected household to restore the assets with at least the same conditions as before the project acquisition and for DOTr to closely monitor this. During the 2nd quarter of 2023, DDRs were prepared and submitted to ADB, then DOTr received ADB comments on July 14, 2023. Revised DDRs for utility relocation, landlocked areas and community facilities were submitted to ADB by August 2023 and DDRs for utility relocation and landlocked areas were approved by ADB on September 5, 2023. DDRs for community facilities, resettlement sites and mortgaged properties are required for further revision. During this reporting period, DOTr submitted revised DDR for community facilities and assessment report for mortgaged properties, and both are under review of ADB. For DDR for resettlement sites, necessary data and information collection and revision of DDR is still ongoing as of December 2025.

i. **Utility Relocation** –Approved by ADB on September 5, 2023

ii. **Landlocked areas** - Approved by ADB on September 5, 2023

iii. **Community Facilities** - DDR was compiled and submitted to ADB on May 3, 2023. ADB provided their comments on July 14, 2023, and revised DDR submitted to ADB on August 11, 2023. However, further comments have been made by ADB on September 5, 2023. It requires to confirm relocation sites for several public owned community facilities. The relocation plans for 3 public-owned facilities (Alabang Day Care Centre and 2 churches in Calamba) have been finalized at last in coordination with LGUs and owners of these community facilities by September 2025, and revised DDR has been submitted to ADB on October 8, 2025.

iv. **Resettlement Sites** – The preparation of the DDR for Resettlement Sites depends mainly on the criteria used for site selection and the findings of SHFC. During the 2nd quarter of 2023, the survey to gather HHs' responses on the newly proposed relocation sites at San Pedro, Binan and Cabuyao through the Project Information Brochures (PIBs) was conducted, and the result was incorporated in the DDR. However, in addition to these 3 LGUs, the property in Barangay Bagong Silang in San Pedro was identified as the new relocation site for Muntinlupa. The Site Selection Committee (SSC) and LIAC approved it as the Near City Relocation Site in October 2023, while SHFC Board approved it on October 29, 2024. The consultation with APs was conducted through the community assembly, and SCM with PIBs relocation site survey was conducted from November to December 2023. Revised DDR incorporated the survey result of SCM for Muntinlupa with PIBs relocation sites survey was compiled and endorsed to ADB in July 2024. ADB provided further comments on August 14, 2024. As of December 2025, additional data gathering and further revision of DDR is ongoing to fully address ADB comments.

v. **Mortgaged Properties** – For mortgaged properties, the task is to identify all project affected mortgaged properties and to coordinate the status of the mortgages of APs. Meetings with concerned mortgagees such as National Housing Authority (NHA), Pagtutulungan sa Kinabukasan, Ikaw, Bangko, Industriya at Gobyerno (Pag-IBIG) Fund, Government Service Insurance System (GSIS), Banko Sentral ng Pilipinas (BSP) have been conducted from August to November 2022. Based on the available information, draft report was compiled and submitted to ADB in November 2023. ADB provided their comments on May 8, 2024. Interviews to owners of mortgaged properties were conducted from September to October 2025, to gather additional data and information to address ADB comments, then survey results were compiled and revised assessment report has been submitted to ADB on November 24, 2025. It includes all identified mortgaged properties in the south section, not only Muntinlupa to Calamba, but also Manila to Paranaque.

2.2.3. CP S-02 Manila Phase 2 (Blumentritt to Paco), CP S-03a, b, c Makati to Buli, Muntinlupa

For CP S-02 and CP S-03a, b, and c, DOTr is also required to prepare DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlement Sites with detailed LRIP. In addition, updated valuation results with the RAP budget and the list of consultations conducted after 2021 are required. The report related to consultations activities conducted after 2021, including the LRIP ongoing consultations with respective revisions or updates on the LRIP plan, was compiled in February 2023. DDR for affected Community Facilities is still ongoing data gathering as of December 2025.

i. **Resettlement Site** - Draft DDRs for South Savannah Homes Property and Golden Sunrise Property at Naic, Cavite have been compiled and submitted to ADB on September 8, 2025. DOTr received ADB comments on November 04, 2025. As of December 2025, additional data gathering and further revision of DDR is ongoing to fully address ADB comments.

ii. **Utility Relocations -** Regarding utility relocation, DDR for S-02 and S-03a, b, c was submitted to ADB on April 4, 2023, and ADB comments were iteratively provided by November 2023. To finalize DDRs, final relocation plans from NGCP are necessary. The final relocation plan of NGCP from Manila to Taguig has been shared in June 2024 and due diligence activities were conducted. Based on the result of due diligence activities, NGCP further updated the final relocation plan of Site 6 Segment 1 (Sta Mesa-Paco, Manila) and submitted it to DOTr in March 2025. DOTr submitted a revised DDR for S-02 reflecting the final relocation plan of NGCP Site 6 Segment 1 to ADB on October 24, 2025, and it was finally approved by ADB on October 27, 2025. For Segment 2 (Paco, Manila-Senate/Dep-Ed, Taguig), the updated final relocation plan was shared on May 21, 2025. As of December 2025, revision of DDR for S-03a, b, c reflecting final relocation plans of NGCP Site 6 Segment 2 and updated status of other utilities relocation is still ongoing.

iii. **Landlocked areas** - Draft DDRs for Manila (CP S-01 and S-02) and for Makati to Buli, Muntinlupa (CP S-03a, b and c) were compiled in July 2025, and DOTr submitted to ADB for review on August 28, 2025. DOTr received ADB comments on December 9, 2025. As of December 2025, compilation of responses to ADB comments and revision of DDR is ongoing.

2.2.4. Senate-FTI Tunnel Section (a part of CP S-03b)

For S-03b Senate - FTI Tunnel Section, DOTr complied with the outstanding requirements prior to finalizing the RAP document and ADB confirmed its full approval during the bi-weekly meeting with ADB on October 11, 2024. The RAP is based on the expressed intentions of APs that they will sign to the subterranean easement agreements. Should any APs not agree to sign the easement agreement then land acquisition will be required, and the RAP will need to be updated to present the impacts and mitigation measures, including compensation.

i. **Communication and Consultations -** DOTr will need to ensure proper communication of the options for easement/acquisition with affected people to ensure relevant information is meaningfully shared with them. For this requirement, a General Assembly with private landowners was conducted on June 28, 2023, and Rapid Survey Forms on the perpetual easement agreement conducted in November 2022 were signed by the landowners as attachment for the DD RAP Report. For affected government agencies, coordination meetings regarding perpetual easement agreements have been continuously conducted between DOTr and respective agencies.

ii. **Possible impact due to additional soil investigation -** A series of borehole drilling for ground testing will be required, thus DOTr will need to ensure, that the Contractor and Supervision Consultant develop appropriate procedures to screen for potential impacts to people and their properties, avoid impacts where possible, or ensure proper mitigations measures are planned and implemented where impacts cannot be avoided. For this requirement, draft DDR was submitted to ADB on April 4, 2023, then after several revisions based on ADB comments, ADB finally cleared on February 5, 2024.

3. Progress of RAP Implementation Activities

This reporting period will cover accomplishments, issues and gaps, and measures employed in addressing these gaps. The discussion will cover the following: (1) progress of disbursement of compensation; (2) resettlement and relocation; (3) LRIP; (4) special assistance to vulnerable groups; (5) public consultations; (6) GRM; (7) land handover to civil work; and (8) additional impacts raised during RAP implementation stage.

These internal monitoring report prepared by DOTr is also being reviewed by External Monitoring Agent (EMA (Lichel Technologies Inc.,)). MCRP Semi-Annual Monitoring Report (SAMR) for 2nd half of 2020, 1st half of 2021, and 2nd half of 2021 were finally approved and disclosed on the ADB website in May 2023. MCRP SAMR for the 1st half of 2022 and the 2nd half of 2022 were approved and disclosed in ADB website in March 2024. MCRP SAMR for the 1st and 2nd half of 2023 and 2024 have been submitted by EMA in August 2025, reviewed and approved by DOTr and ADB by December 2025, but still awaiting disclosure in ADB website as of December 2025. SCRP SAMR for the 2nd half of 2022 was approved in January 2024. SCRP

SAMR for the 1st and 2nd half of 2023 and 2024 have been submitted by EMA in September 2025, reviewed and approved by DOTr and ADB, then disclosed in ADB website in November 2025.

3.1. Disbursement of Compensation and Assistance

3.1.1. Progress

3.1.1.1. North Section (N2)

In Mabalacat LGU (CP N-04 and N-05), DOTr received and reviewed the requirements for pending entitlements from beneficiaries relocating to the Northville 16 site and who are farmers from Mabalacat.

For land acquisition in CP N-01 to N-03, Notice of Taking (NoT) for landowners has been continuously issued from October 2020 until the end of December 2025. The OtB was issued to the APs with a total of 1,385 affected private lots. Out of the OtBs issued, a total of 997 were accepted while 340 Deed of Absolute Sale (DOAS) has been signed by the lot owners. Likewise, 234 lots were fully compensated, and 2 lots were partially compensated by DOTr.

From the LGUs of Malolos to Angeles (CP N-01 to N-03), a total of 2,126 notices were issued to Non-landowner APs by DOTr as of December 2025. A total of 1,199 Offer to Compensate (OtCs) were accepted by APs. And a total of 978 APs received compensation and entitlements. The table below shows the Status of Accomplishment on ROW Acquisition as of December 2025.

Table 3-1 Status of Pre-Disbursement Activities (N2)

STATUS		LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
NOTICE OF TAKING	TOTAL AFFECTED LOTS	99	221	50	8	42	1097	210	N/A	1727
	ISSUED	97	210	40	7	42	1082	202	N/A	1680
	NOT YET ISSUED	2	11	10	1	0	15	8	N/A	47
	PROGRESS (%)	98%	95%	80%	88%	100%	99%	96%	N/A	97%
OFFER TO BUY	ISSUED PER LOTS	60	174	35	7	39	882	188	N/A	1385
	NOT YET ISSUED	39	47	15	1	3	215	22	N/A	342
	PROGRESS (%)	61%	79%	70%	88%	93%	80%	90%	N/A	80%
LEGAL APs WHO AGREED TO NEGOTIATED SALE	APs WITH INCOMPLETE DOCUMENTS (6 MO. EXT)	89	200	33	1	29	899	112	N/A	1363
	FOR EJS (6 MO. EXTENSION)	6	6	1	0	24	81	27	N/A	145
	APs WITH COMPLETE DOCUMENTS	10	21	17	7	13	198	98	N/A	364
	APs WITH VALIDATED DOCUMENTS	1	17	7	6	13	198	98	N/A	340
	WITH SIGNED DOAS	1	17	7	6	13	198	98	N/A	340
	WITH SIGNED ADRI	0	3	0	0	0	17	5	N/A	25
	PROGRESS (%)	1%	8%	14%	75%	31%	18%	47%	N/A	20%
APs FOR EXPRO PRIATION	REJECTED OFFER TO BUY	10	5	0	0	1	50	3	N/A	69
	CANNOT BE FOUND/ UNKOWN	3	5	10	0	1	35	0	N/A	54
	REFUSED/FAILED TO SUBMIT DOCUMENTS	19	87	8	2	21	141	63	N/A	341
ISF APs[1]	TOTAL AFFECTED CLAIMANTS	70	467	139	7	42	1186	710	38	2659
	NOTICE ISSUED	60	451	138	7	48	887	497	38	2126
	WITH DISPUTED CLAIMS	0	0	0	0	0	0	0	0	0
	WITH INCOMPLETE DOCS	0	0	0	0	0	0	0	0	0
	WITH COMPLETE DOCS	22	313	66	7	25	638	359	38	1468
	VALIDATED/VETTED ELIGIBLE APs	20	32	36	7	37	94	13	38	277
	WITH ACCEPTED OTC	11	282	98	5	21	461	285	36*	1199
	WITH SIGNED ADRI	0	194	40	5	3	308	191	36*	777
	PROGRESS (%)	0%	42%	29%	71%	7%	26%	27%	100%	29%

*Notes: Structure owners only

[1] Compensation for structures, other improvements, crops and trees

Table 3-2 Status of Actual Disbursement of Compensation (N2)

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
LAND	TOTAL AFFECTED PRIVATE LOTS	99	221	50	8	42	1097	210	N/A	1727
	FULLY PAID	0	7	1	6	12	122	86	N/A	234
	PARTIALLY PAID	1	0	0	0	0	0	1	N/A	2
	PROGRESS (%)	1%	3%	2%	75%	29%	11%	41%	-	14%
STRUCTURE	TOTAL ELIGIBLE APs[2]	82	403	131	5	42	1060	450	17	2190
	FULLY PAID	3	188	21	7	14	466	241	38	978
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	4%	47%	16%	100%	33%	44%	54%	100%	45%
CROPS AND TREES	TOTAL ELIGIBLE APs[3]	31	138	47	1	24	334	21	33	629
	FULLY PAID	0	0	0	0	0	0	0	33	33
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	100%	5%
LOSS OF INCOME (MICRO-BUSINESS)	TOTAL ELIGIBLE APs	86	191	49	3	12	336	261	21	959
	FULLY PAID	0	0	0	0	0	0	6	0	6
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	2%	0%	1%
LOSS OF INCOME (S, M, L, BUSINESS)	TOTAL ELIGIBLE	13	48	13	1	2	81	51	0	209
	FULLY PAID	0	0	0	0	0	1	0	0	1
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	1%	0%	0%	0%
LOSS OF INCOME (DISPLACED EMPLOYEES)	TOTAL ELIGIBLE	170	766	117	19	30	498	929	22	2551
	FULLY PAID	0	0	0	0	0	0	0	21	21
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	95%	1%
LOSS OF INCOME FOR AGRI/AQUA (INCLUDING TENANTS, CARETAKERS, RENT-FREE-FARMERS)	TOTAL ELIGIBLE	1	1	8	6	4	5	1	1	27
	FULLY PAID	0	0	0	0	0	0	0	1	1
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	100%	4%

3.1.1.2. RAP Survey update for N2 and SC

To issue an OtB, it is necessary to finalize the affected area of lots and structures. A supplemental Parcellary Survey for lots and Detailed Measurement Survey (DMS) for unsurveyed affected structures in the MCRP alignment and Muntinlupa to Calamba of South Section has been undertaken by a sub-consultant (COMPUSERVE Land Surveying and Development (CLSD)) from January 2021. DOTr PMO- Geospatial Team (GST) and GCR RAP-Geodetic Engineers and Civil Engineers continued the intensified joint monitoring, checking and reviewing of the deliverables of the sub-consultant.

For N2, 100% of lots have already been concurred by the Office of the Undersecretary of Railways (OUR), then, endorsement of parcellary survey data to DOTr PMO-Land Acquisition Team (LA)-OUR for processing of Land Acquisition has also been completed by December 2023.

For Muntinlupa (Cupang) to Calamba section, 100% of lots have already been concurred by OUR by December 2023, and endorsement of parcellary data to DOTr PMO-LA-OUR has been completed by January 2024.

For Manila to Muntinlupa 2 (Sucat, Buli), this area is further divided into three (3) sections, and it was decided to procure three (3) additional survey sub-consultants to recover the delay due to sole surveyor capacity overload. Two (2) subconsultants, NDR Surveying Services (NDR) for Section 1 (Manila 2) and A.C. Tiban Surveying Office (AC Tiban) for Section 2 (Manila PO, Makati, Paranaque) were mobilized on December 6, 2021, and a variation order for NDR was issued on April 20, 2022, to add Section 3 (Taguig, Muntinlupa 2) to their scope of work as the 3rd potential survey subconsultant was already deemed uninterested. After the

[2] Including those who do not have legal rights to land
[3] ibid

verification survey and resurvey required by DENR for the remaining lots with issues, finally, 100% of lots have been concurred by OUR in December 2024, and endorsement of parcellary data to DOTr PMO-LA-OUR also completed by December 2024.

As of December 2025, additional surveys are ongoing for the area where PROW has been changed due to station redesign, utility relocation, switching station, etc.

Table 3-3 Status of Parcellary Survey (N2)

STATUS	CP N-01				CP N-02		CP N-03		CP N04,05	TOTAL	%
	MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO		ANGELES	MABALACAT (BCDA)		
TOTAL SURVEYED LOTS INCLUDING PNR	157	313	67	16	62	931	427	334	-	2,307	-
NO. OF LOTS CONCURRED	157	313	67	16	62	931	427	334	-	2,307	100.0%
NO. OF AFFECTED PRIVATE LOTS ENDORSED FOR LAND ACQUISITION	136	252	54	8	52	870	411	241	-	2,024	87.7%

Table 3-4 Status of Parcellary Survey (SC Manila to Buli, Muntinlupa)

STATUS	CP S-01	CP S-02	CP S-03a	CP S-03a	CP S-03b	CP S-03b	CP S-03c	CP S-03c	CP S-03c	CP S-03c	TOTAL	%
	MANILA PO	MANILA 2	MAKATI	TAGUIG 1	TAGUIG (SUBTERRANEAN)	PARANAQUE	PARANAQUE	TAGUIG 1	TAGUIG 2	MUNTINLUPA 2		
TOTAL SURVEYED LOTS INCLUDING PNR	184	682	263	249	64	103	44	124	78	162	1,953	-
NO. OF LOTS CONCURRED	184	682	263	249	64	103	44	124	78	162	1,953	100.0%
NO. OF AFFECTED PRIVATE LOTS ENDORSED FOR LAND ACQUISITION	137	617	246	187	41	51	35	121	46	91	1,572	80.5%

Table 3-5 Status of Parcellary Survey (SC Muntinlupa to Calamba)

STATUS	CP S-04	CP S-05	CP S-05	CP S-05	CP S-06	CP S-06	CP S-07	TOTAL	%
	MUNTINLUPA 1	SAN PEDRO	BINAN	STA ROSA	CABUYAO	CALAMBA	BANLIC		
TOTAL SURVEYED LOTS INCLUDING PNR	581	210	178	323	315	304	44	1,955	–
NO. OF LOTS CONCURRED	581	210	178	323	315	304	44	1,955	100.0%
NO. OF AFFECTED PRIVATE LOTS ENDORSED FOR LAND ACQUISITION	552	186	152	309	262	241	42	1,744	89.2%

Discrepancies were observed between the affected areas reflected in the Government Financing Institution (GFI) appraisal reports and those indicated in the finalized parcellary survey plans. These inconsistencies stemmed from the use of survey data from the Detailed Design Stage during the GFI's appraisal activities, which differed from the final parcellary plans adopted for actual land acquisition by DOTr. To facilitate the DOTr's internal OtB review process, justification reports were prepared to explain the variances for each affected lot. These reports have been updated in accordance with the finalized parcellary plans of each LGU.

Also, sketch plans for lots with structures are required for OtB and OtC for the payment processing of affected structures, in compliance with DOTr ROW acquisition guidelines. Note that final subdivision plan after concurrence from DOTr OUR and endorsement to DOTr LA, is required by the approving authority of the Department of Environment and Natural Resources (DENR) or Land Registration Authority (LRA). Thus, the sketch plan with structures is only required for the DOTr internal process of structure payments. To prepare the appropriate sketch plan with structures, validation of As-Built Plan and Basic Plan are necessary. An agreement between DOTr, GCR, and subcontractors for the update of the As-Built Plan and preparation of the sketch plans with structures has been made through a Variation Order which was approved in November 2023. Submission of as-built plans and sketch plans has been almost completed for N2. For SC, submission of as-built plans has been completed except newly found structures, but concurred and signed sketch plans by DOTr GST is still 423 out of 2,391 lots (18%) requiring sketch plan as of December 2025.

During the survey activities on the ground, it was found that PNR-ROW boundary in existing drawings or technical descriptions on land title has a discrepancy with actual condition on site, and it was necessary to adjust the PNR-ROW in Parcellary Survey Plan for better fitting with adjacent private lots with the additional

consideration of the use of ground reference points. This adjustment on the "fitting" of the lots resulted in additional lots mainly in Muntinlupa1 to Calamba Section. The number of additional lots has been finalized based on initial survey by CLSD and it turned out by June 2022 that there are 975 additional lots for SC. Due to the urgency of finalization of Parcellary Survey Plan, these additional lots are already included in the finalized Parcellary Survey Plan. However, affected area of these lots are basically minimal, the validation to confirm whether acquisition of these lots is necessary or avoidable has been started in coordination with Civil Team from September 2023 and initial assessment has been completed by July 2024. Further joint ground validation with construction contractors was conducted and final assessment result was approved by DOTr in November 2025. Based on this assessment, 595 lots are excluded from acquisition, and 702 lots are deprioritized since those are not necessary for the construction of the Project, but for further validation subject to PNR future track.

3.1.1.3. South Section (SC)

In late April 2025, DOTr ISFr Team was instructed temporarily transferred to N2 to speed up payment of compensation and relocation of non-landowners in N2, but most of them returned to SC works from October 2025. As of December 2025, NoTs have been delivered to landowners of 1,829 lots (81%), OtBs have been issued for landowners of 479 lots for all LGUs in the South Section. OtB for 346 lots accepted, 52 lots were refused, 81 lots are under negotiation, 133 DOAS signed, 100 lots were fully compensated including structures of 48 lots, 3 lots were partially compensated by DOTr (2 lots ongoing Extra-Judicial Settlement of Estate (EJSE), and the deposit of expropriation for 1 lot with a structure (considered as partially paid)). Regarding 52 lots OtB refused and lots with various unsolvable issues, DOTr proceeds expropriation. Lot ID 40133 (CP S-03c) in Paranaque registered under MRH Corporation was endorsed to the Office of Solicitor General (OSG) for Expropriation. OSG filed the case in Regional Trial Court (RTC) on October 8, 2024. Court issued order to issue Writ of Possession (WOP) dated November 4, 2024, and WOP was served to MRH on January 9, 2025. MRH turned over the property to DOTr on January 16, 2025. The court hearing to identify just compensation was conducted on February 11 and March 6, 2025, but no final determination yet as of December 2025. Also, there is a pending issue of the demolition of MRH structure. As of December 2025, DOTr endorsed 57 lots in Paranaque and Cabuyao to OSG. Collation of requirements, drafting and review of Expropriation Case Profile (ECP) and Affidavit of Service (AoS) is ongoing for other potential lots for expropriation.

For non-landowners, the issuances of NoT for Structure Owners (SO) and *Pabatid* for Non-Structure Owners (NSO) within PNR and private lots are ongoing. In total, 6,353 Notices out of 14,464 (44%) were issued as of December 2025. The due diligence and revisions of NoT and *Pabatid* are ongoing for the HHs/APs with issues and concerns. The preparation and issuance of Offer to Compensate (OtC) for SOs and collection of reply letters are continuing for all LGUs in the South Section except Makati and Parañaque; a total of 1,001 OtCs issued and collected reply letter by this reporting period. The Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer has also continued and 232 ADRI signed by SOs in Manila PO, San Pedro, Binan, Sta Rosa, Cabuyao, Calamba, and Banlic Depot. As of December 2025, a total of 327 APs including both SOs and NSOs received compensation and entitlements and they came from Manila PO (78), San Pedro (22), Biñan (44), Sta Rosa (36), Cabuyao (13), Calamba mainline (79) and Banlic Depot (55).

3.1.1.4. Appraisal of Government Financial Institutions (GFI)

Regarding GFI appraisal, a meeting with LBP regarding guidance for appraisal computation was conducted on September 21, 2022, and found that fence height and water tank capacity are necessary for proper computation. However, there are cases where fence heights are not available in existing Basic Plans. Thus, site measurement of fence height and water tank capacity by licensed civil engineers of GCR in coordination with DOTr was commenced in October 2022, and fence height measurement reports have been prepared to provide additional data for appropriate computation for these fences. In case fence heights are available in the Basic Plan, validation reports are prepared. This activity is almost completed for N2 by February 2023 and continuedly being done for the south section as of December 2025. Also, DOTr agreed with LBP to conduct lot re-appraisal for those affected areas changed due to Parcellary Survey Plan update and supplemental appraisal for additional lots and structures. For N2, appraisal for the affected structures by the NGCP Site 2 was conducted in June 2024 and DOTr received the LBP appraisal report on August 9, 2024. For SC, additional appraisal was conducted for Taguig and Paranaque, where Development Bank of the Philippines (DBP) was the original GFI for appraisal but changed to LBP, and for previously un-appraised and additional affected

properties throughout the south section from January to July 2024. Appraisal reports for additional appraised lots and structures were partially released by December 2024 but are still awaiting the report for Taguig as of December 2025. DOTr continuously do follow up to LBP for the release schedule of the remaining reports. Also, there are structures that have not yet been appraised; however, LBP is not available anymore. Thus, DOTr is negotiating with DBP for the appraisal of remaining structures. For the properties necessary to be appraised urgently, DOTr hired Independent Property Appraiser (IPA) and appraisal by IPA was conducted in December 2025. Since the Republic Act (RA)12289 Accelerated and Reformed Right-of-Way Act (ARROW) has been approved on September 12, 2025, DOTr can use Bureau of Internal Revenue (BIR) zonal value to determine the appropriate offer amount for land. RA12289 (ARROW) stipulates that negotiated sale shall be based on schedule of market values (SMV), but in case approved SMV is not available, BIR zonal value of land and the assessed value of the improvements/structures shall be used to determine the appropriate offer amount. Also, DOTr now can use BIR zonal value in case the appraised value is lower than BIR zonal value. This is expected to reduce the number of expropriation cases.

Table 3-6 Status of Pre-Disbursement Activities (SC)

STATUS		LOCAL GOVERNMENT UNIT												TOTAL
		Manila PO	Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
NOTICE OF TAKING	TOTAL AFFECTED LOTS	130	563	177	375	114	261	102	127	54	188	139	42	2,272
	ISSUED	123	310	176	267	102	234	101	120	51	170	136	39	1,829
	NOT YET ISSUED	7	253	1	108	12	27	1	7	3	18	3	3	443
	PROGRESS (%)	95%	55%	99%	71%	89%	90%	99%	94%	94%	90%	98%	93%	81%
OFFER TO BUY	ISSUED PER LOTS	67	42	59	21	38	64	39	10	17	68	19	35	479
	NOT YET ISSUED	63	521	118	354	76	197	63	117	37	120	120	7	1,793
	PROGRESS (%)	52%	7%	33%	6%	33%	25%	38%	8%	31%	36%	14%	83%	21%
LEGAL APs WHO AGREED TO NEGOTIATED SALE	APs WITH INCOMPLETE DOCUMENTS (6 MO. EXT)	31	25	8	8	4	21	9	1	2	13	8	3	133
	FOR EJS (6 MO. EXTENSION)	9	1	2	0	0	1	3	2	0	2	0	5	25
	APs WITH COMPLETE DOCUMENTS	23	8	49	7	12	26	25	9	8	4	11	31	213
	APs WITH VALIDATED DOCUMENTS	2	8	49	0	6	8	13	0	4	2	10	31	133
	WITH SIGNED DOAS	2	8	49	0	6	8	13	0	4	2	10	31	133
	WITH SIGNED ADRI	0	0	1	0	0	0	0	0	0	0	0	1	2
	PROGRESS (%)	2%	1%	28%	0%	5%	3%	13%	0%	7%	1%	7%	74%	6%
APs FOR EXPRO PRIATION	REFUSED NEGOTIATED SALE	0	0	0	0	2	1	0	0	0	49	0	0	52
	CANNOT BE FOUND	0	7	1	0	1	10	0	0	0	8	5	0	32
	CANDIDATE FOR EXPROPRIATION	8	19	8	3	11	0	2	9	0	6	0	1	67
ISF APs	TOTAL AFFECTED CLAIMANTS	546	2,758	531	1,605	125	1,916	655	2,626	779	224	2,643	56	14,464
	NOTICE ISSUED	350	1,781	174	1,127	41	698	571	644	355	80	476	56	6,353
	WITH DISPUTED CLAIMS	0	0	0	0	0	0	0	0	0	0	0	0	0
	WITH INCOMPLETE DOCS	396	2,300	386	975	79	1,759	618	2,305	759	206	2,469	1	12,253
	WITH COMPLETE DOCS	150	458	145	630	46	157	37	321	20	18	174	55	2,211
	VALIDATED/VETTED ELIGIBLE APS	94	191	0	0	0	0	0	84	0	0	97	57	523
	WITH ACCEPTED OTC	61	51	0	45	0	63	85	288	178	35	157	38	1,001
	WITH SIGNED ADRI	31	0	0	0	0	0	24	76	40	2	21	38	232
	PROGRESS (%)	6%	0%	0%	0%	0%	0%	4%	3%	5%	1%	1%	68%	1.6%

Table 3-7 Status of Actual Disbursement of Compensation (SC)

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT												TOTAL
		Manila PO	Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
LAND	TOTAL AFFECTED PRIVATE LOTS	130	563	177	375	114	261	102	127	54	188	139	42	2,272
	FULLY PAID	1	4	28	0	6	8	13	0	2	1	10	27	100
	PARTIALLY PAID	0	0	0	0	1	0	0	0	0	0	0	2	3
	PROGRESS (%)	1%	0.7%	16%	0%	6%	3%	13%	0%	4%	1%	7%	69%	4.5%
STRUCTURE	TOTAL ELIGIBLE APs[4]	163	1290	131	693	67	1406	379	1499	489	176	1497	40	7830
	FULLY PAID	32	3	24	0	0	6	32	44	32	2	12	39	226
	PARTIALLY PAID	0	0	0	0	1	0	0	0	0	0	0	0	1
	PROGRESS (%)	20%	0%	18%	0%	1%	0%	8%	3%	7%	1%	1%	98%	2.9%
CROPS AND TREES	TOTAL ELIGIBLE APs[5]	15	349	6	66	18	299	184	312	287	91	290	27	1944
	FULLY PAID	0	0	0	0	0	0	6	0	0	0	0	13	19
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (MICRO-BUSINESS)	TOTAL ELIGIBLE APs	87	537	108	573	140	573	107	429	78	78	446	53	3209
	FULLY PAID	8	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (S, M, L, BUSINESS)	TOTAL ELIGIBLE	7	5	14	2	9	12	2	8	1	4	15	11	90
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (DISPLACED EMPLOYEES)	TOTAL ELIGIBLE	692	2009	1508	2731	531	4681	880	3077	835	606	3575	259	21384
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME FOR AGRI/AQUA (INCLUDING TENANTS, CARETAKERS, RENT-FREE-FARMERS)	TOTAL ELIGIBLE	0	0	0	0	0	9	2	8	10	7	20	12	68
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

3.1.2. Gaps, Issues and Risks identified

- Income loss for the agriculture and non-agriculture enterprises and other entitlements for affected farmers and relocatees in Mabalacat have not yet been paid.
- Other NoTs were not issued to alleged APs who left the affected structures without informing the neighbors, went abroad, refused to receive, others died, and so on in N2 and SC. DOTr continuously reviews the eligibility of APs for the payment of structural appraised values.
- Some landowners in N2 who own machinery and other industrial equipment in their affected structures refused DOTr offer since compensation for machinery and equipment are not included in the offer.
- Delay in release of LBP appraisal report for SC.
- Additional appraisal is necessary for remaining structures in SC.
- Difficulty of AP to obtain tax declaration document requirement for NLO SO within PNR lot in SC.
- There is still no final swim lane to acquire affected community facilities for SC.
- DOTr hired a lot of additional RAP personnel for both N2 and SC to transact with all project APs to issue documents, gather their requirements, explain status and requirements, verify documents and resolve all issues listed above. However, most of the new staff don't have experience of RAP implementation.

3.1.3. Mitigating Actions and Recommended Resolutions

- DOTr PMO shall expedite preparing and disbursing remaining entitlements for SAMANAKA, and relocates

[4] ibid
[5] ibid

- DOTr shall coordinate with LIACs to take recommended actions for APs who left the area. Inform APs abroad to designate a representative for the project transactions with Special Power of Attorney (SPA). For deceased APs, heirs shall execute a Declaration of Heirship with a SPA. Uncooperative APs shall be assisted by barangay officials, the LGU, and LIAC members in negotiations to address concerns and resolving issues.
- DOTr to coordinate with LBP, other GFI or IPAs for the appraisal of machineries and equipment for both N2 and SC. The inventory/machinery list to be prepared together with the structure owner in preparation of the appraisal.
- DOTr to follow up LBP for the schedule and make sure that necessary data is provided to LBP.
- DOTr to expedite the negotiation with DBP and/or IPA for the appraisal of remaining structures.
- Conduct the coordination with Assessor's office and provide reference document for Tax Declaration issuance. DOTr PMO shall work closely with SHFC and LIACs to ensure that the APs will be compensated, and other entitlements will be provided on time.
- DOTr PMO needs to finalize the process to acquire affected community facilities and the list of documents required as proof of ownership and administration. It is possible to have a Memorandum of Agreement between DOTr, City Local Government Unit, and the administrator of the community facility.
- Proper guidance and trainings to be provided for capacity enhancement of newly mobilized DOTr staff.

3.2. Relocation and Resettlement

3.2.1. Progress

The state of public health emergency throughout the Philippines due to Covid-19 has been officially lifted as of July 21, 2023, as per Proclamation No. 297 by the President of the Republic of the Philippines. As of December 2025, there were no restrictions for the planned major activities including institutional arrangement, social preparation, relocation site selection, construction, and relocation.

3.2.1.1. Institutional Arrangement

During this period, DOTr issued PhP 522,799,997.84 as the first tranche of the Trust Fund for the construction and development of the Resettlement Site in Calumpit on November 24, 2025, for the relocation of 618 APs.

In Calumpit, the revised MOA of DOTr for tricycle terminals relocation with Calumpit LGU and United Calumpit Tricycle Operators and Drivers Association (UCATODA) from the Municipal Planning and Development Office (MPDC) office has been routing to signatories in LGU.

Last November, a 2-day Segment Planning Session with DOTr, NHA, DHSUD, and Calumpit LGU was held at Quezon City on November 18-19, 2025. This activity aimed to expedite the project's implementation. On the same month, Mexico Receiving Local Inter-Agency Committee (RLIAC) was held on November 27, 2025, to discuss relocating residents from San Fernando to Mexico. LGU Mexico Pampanga agreed to receive APs for relocation near San Fernando.

For SC, the LIAC meeting in each LGU is scheduled as follows; in Manila, every 2nd or 4th Tuesday of the month, in Makati usually every 3rd Wednesday of the month, Taguig LIAC meeting is set every 3rd Thursday of the month; Paranaque's meeting schedule is every last Friday of the month. For San Pedro, the LIAC meeting is every 2nd Wednesday of the month; Sta. Rosa's schedule is every 2nd Thursday of the month; Biñan's schedule is every 3rd Thursday of the month; Cabuyao's schedule is every 3rd Thursday of the month; Calamba's schedule is every 4th Wednesday of the month; while Muntinlupa's schedule is every first Thursday of the month unless otherwise changed. For this quarter, Taguig LIAC convened twice while Manila, Makati, and Muntinlupa convened once. For Laguna, all LIACs of San Pedro, Biñan, Santa Rosa, Cabuyao, and Calamba convened once.

Regarding off-city relocation sites for NLO APs in the cities of Manila, Makati, Taguig, and Paranaque, the revised Memorandum of Agreement (MOA) between DOTr and the Municipal Government of Naic, Cavite was signed by the municipal mayor and by Secretary Vicencio Dizon. The MOA ensures that the DOTr is to provide social, financial, technical, and/or other assistance to the LGU of Naic, as well as the LGU's commitments. As a result of the Strategic Planning held to identify the needs, type of assistance, and the amount of financial assistance to be provided by DOTr, a Supplemental MOA between DOTr, and Naic receiving LGU will be executed. The requirements are yet to be completed by the Naic LGU while drafting of

supplemental MOA has proceeded. Final draft of MOA will be discussed to Naic LGU in the first quarter of 2026. The Naic receiving LIAC did not convene during this quarter.

In addition, the DOTr has also established partnership with the Naic LGU through the previous Local Chief Executive (LCE) in putting up Public Rental Facility (PRF) for the NLO APs in the cities of Manila, Makati, Taguig, and Parañaque who are ineligible to the SHFC's socialized housing. The drafted MOA ensures DOTr's transfer of funds to Naic LGU as consideration for Naic's Condominium PRF for duly identified qualified APs of Manila, Makati, Taguig, and Parañaque. The fund will cover land acquisition, site development, development of common use service areas including community facilities, construction of units, and identified socio-economic components. The DOTr continued follow-up with the new LCE of Naic LGU for the establishment of PRF to obtain concurrence of the current arrangement; however, the identification and submission of documents by Naic LGU is pending.

Lastly, the Key Shelter Agency for SC convened four times during this quarter and discussed the status of development or construction of resettlement sites, finalization of household masterlists, social preparation activities, issues and concerns, and upcoming activities.

Table 3-8 Establishment of Agreed Institutional Requirements Prior to Relocation Activities (N2)

LGU	MOA SIGNING WITH NHA	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Malolos	Complete (MOA signed on 3 Sep 2019, a supplemental MOA for additional housing units for construction signed by NHA and to be signed by other concerned agencies)	Ongoing	Ongoing (Latest MOA signed by DOTr and LGU, and for PNR signing)	Complete	Ongoing
Calumpit		Ongoing	Ongoing (Latest MOA signed by DOTr and LGU, and for PNR signing)	Complete	Ongoing
Apalit		Ongoing	Ongoing (Latest MOA is with LGU for review and signing)	Complete	Ongoing
Minalin		Ongoing	Ongoing (Signed latest MOA by LGU; endorsed to DOTr for signing & then PNR for review)	Complete	Not applicable
Sto. Tomas		Ongoing	Ongoing (Signed latest MOA by LGU; endorsed to DOTr for signing & then PNR for review)	Complete	Complete
San Fernando		Ongoing	Ongoing (Scheduled the routing of signed MOA & introduction of RIMC focal)	Complete	Ongoing
Angeles		Ongoing	Ongoing (Briefing to the Mayor by DOTr to be conducted prior to MOA signing)	Complete	Not yet started
Mabalacat		N/A	Complete (Signed but lost; for discussion with LGU)	Complete	Not Applicable

Category of status: not yet started; complete; ongoing; incomplete; not applicable (i.e., Local Inter-Agency Committee (LIAC) will not be created, or Relocation and Resettlement Action Plan (RRAP) will not be formulated).
Note:
[a] MOA signing between the DOTr, PNR, HUDCC (currently DHSUD), and NHA is intended for APs qualified for NHA-led resettlement assistance.
[b] MOA signing between each LGU and the DOTr is intended for APs unqualified for NHA-led resettlement assistance.

Table 3-9 Establishment of Agreed Institutional Requirements Prior to Relocation Activities (SC)

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	*RIMC Creation	LIAC Creation	Formulation of RRAP
Manila	Complete (MOA between the DOTr, PNR, SHFC, and HUDCC amended and restated in December 2018)	On going	On going (MOA done review of Manila City Legal Office; for endorsement to City Council for the passing of Resolution allowing the city mayor to enter MOA with DOTr)	Complete	Complete for Manila PO Whilst Manila 2 RRAP was conducted on 17-19 August 2022 (Revisiting RRAP was conducted on 04-06 Sep 2024 for Manila PO and Manila 2).
Makati		On going	On going (For follow up in Makati LGU - The RIMC MOA is signed by DOTr and PNR but still pending at the City Mayor's office for review and approval)	Complete	RRAP workshop conducted on 28-30 April 2025.
Taguig		On going	On going (For discussion with Taguig)	Complete	RRAP Revisiting Workshop conducted on 02-04 October 2024. The RRAP was approved by the LIAC on the same day.
Parañaque		On going	Ongoing (For discussion with Paranaque LGU)	Complete	RRAP Workshop conducted in May 2022
Muntinlupa		On going	Ongoing (For Follow up of SP Resolution)	Complete	RRAP Revisiting Planning Workshop conducted on 2-4 April 2025
San Pedro		On going The PRF MOA was signed by City Mayor last Nov. 18, 2025	Complete San Pedro's Mayor signed the RIMC MOA on 06 October 2023, finalizing drafting of supplemental MOA for convening of RIMC	Complete	Revisiting the RRAP workshop conducted on 26-27 October 2023
Biñan		Completed for Public Rental Facility	Complete / For revision due to change of signatory (Biñan's Mayor signed the RIMC MOA on 13 December 2023)	Complete	RRAP was revisited on 17-18 October 2024
Sta. Rosa		On going	Complete (Santa Rosa's Mayor signed the RIMC MOA on 06 October 2023) For Follow up of SP Resolution for revised RIMC MOA due to change of signatory	Complete	Revisiting the RRAP workshop conducted on 5-6 October 2023
Cabuyao		On going The previous discussion on PRF will be voided since the city LGU already approved the near-city relocation	Complete (The RIMC with revision of signature was signed on 13 March 2024) Finalizing drafting of supplemental MOA for convening of RIMC	Complete	RRAP Revisiting workshop was conducted on 19-20 October 2023
Calamba		On going The MOA is targeted to be finalized and signed this year	Complete/ For revision due to change of signatory (Calamba's Mayor signed the RIMC MOA on 21 September 2023 and the 2nd Ceremonial MoA signing on 06 October 2023.) Released another SP Resolution for RIMC MOA due to change of signatories on 12 December 2024	Complete	RRAP Revisiting workshop was conducted on 9-10 October 2023
Naic		On going The PRF MOA for revision in consideration of DHSUD's comment. The new LCE is yet to identify a new PRF location. SHFC Socialized Housing supplemental MOA has been drafted and for finalization	Not Applicable	Complete	A Strategic Planning was conducted on 25-27 September 2024

STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)

3.2.1.2. Social Preparation and Beneficiary Selection

The Beneficiary Selection, Awards and Arbitration Committee (BSAAC) deliberated on 3 APs and endorsed 30 for Panipuan units at LIAC San Fernando last October 2025. Likewise, the Angeles BSAAC meeting discussed the endorsement and status of qualified and disqualified APs on the same day. DOTr and NHA have continued assisting APs in securing and fulfilling their socialized housing requirements and endorsing their allocation requests.

The social preparation activities and beneficiary selection activities are continuously being conducted by the LIACs and KSAs in SC. The pre-qualification process for the validated HHs from the initial endorsed masterlist was completed, while the latest endorsed due to claimant household masterlist inclusion and substitute of elderly APs is ongoing for the entire SC. The pre-qualification process focuses on the APs with good census or no issues and concerns. Any finding from the pre-qualification process related to the APs, such as out during validation, incomplete document requirement, or even having been previously awarded in other social housing, will go to the BSAAC deliberation process. As of December 2025, the BSAAC validation process is ongoing for the entire SC section. The production of the final Masterlist is also ongoing, and the community assemblies are being conducted for the entire SC Section.

All APs located within the PROW are to be listed in the final masterlist of project entitlement beneficiaries. Any APs who were residing in affected structures within the cut-off date but not in the current masterlist of beneficiaries for socialized housing will be subject to BSAAC deliberation activities for inclusion or non-inclusion. Assistance during transfer to temporary accommodation and permanent accommodation will be provided as per entitlement.

Table 3-10 Status of Social Preparation Activities and Finalization of Master List (N2)

LGU	Validation of DED Master List	Pre-qualification	BSAAC Validation	Production of Final Master List
Malolos	Complete	Ongoing	Ongoing	Ongoing
Calumpit	Complete	Ongoing	Ongoing	Ongoing
Apalit	Complete	Ongoing	Ongoing	Ongoing
Minalin	Complete	Complete	Complete	Complete
Sto. Tomas	Complete	Complete	Complete	Ongoing
San Fernando	Complete except beneficiaries of the Community Mortgaged Program (CMP) in Barangay Maimpis	Ongoing	Ongoing	Ongoing
Angeles	Complete	Ongoing	Ongoing	Ongoing
Mabalacat	Complete	Complete	Not applicable	Complete

Category of status: not yet started; complete; ongoing; incomplete; not applicable.

Table 3-11 Status of Social Preparation Activities and Finalization of Master List (SC)

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Manila	Complete Ongoing for additional claimants	Ongoing (23 AHs for Manila 1 and 489 AHs for Manila 2)	Ongoing (Qualified -Assisted Relocation 206 AHs, Self-Relocation 43, and Disqualified 140 AHs for Manila 1 while Manila 2: Qualified 1,655, Good census 1,411, disqualified 71 AHs)	Ongoing
Makati	Completed	On-going (254 AHs)	Ongoing (Batch 1 – 135 APs) (Good census 86 AHs, For NHA Pre-qualification – 2; Moved Out – 35, Unknown – 12; with complete documents - 5)	Ongoing
Taguig	Completed	On-going (441 AHs)	Ongoing (Batch 1 – 595 APs) (Good census – 529; with draft Resolution – 161; with Complete Documents – 304)	Ongoing
Parañaque	Completed	On-going (19 AHs)	Ongoing (Batch 1 – 38) (Initially qualified – 26; Waived – 3; For further evaluation – 9)	Ongoing
Muntinlupa	Completed	On-going (54AHs)	Ongoing (Qualified with Resolution - 721 AHs, Good Census – 520 AHs, With NHA Hit – 31 AHs, Census Cases – 252 AHs, Double Entry – 17 AHs, Validated with Lacking Info – 34 AHs, For NHA PQ – 1 AHs, and Disqualified with Resolution – 340 AHs)	Ongoing
San Pedro	Completed	On-going (231 AHs)	Ongoing (Qualified-124 AHs, potentially qualified-	Ongoing

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
			222 AHs, disqualified-52 AHs, waived-6 AHs, moved-out-83 AHs)	
Biñan	Completed	Complete (704 AHs)	Ongoing (Qualified-693 AHs, potentially qualified-638 AHs, Disqualified-254 AHs, waived-4 AHs, moved out-273 AHs, Non-Compliant-171 AHs)	Ongoing
Sta. Rosa	Completed	On-going (209 AHs)	Ongoing (Qualified-133 AHs, potentially qualified-209 AHs, Disqualified-120 AHs, waived-7 AHs, moved out-34 AHs and deceased-1 AH)	Ongoing
Cabuyao	Completed	On-going (12 AHs)	Ongoing (Good census 116 AHs and Disqualified 55 AHs)	Ongoing
Calamba	Completed	On-going (662 AHs)	Ongoing (Good census 1,245 AHs and Disqualified 223 AHs)	Ongoing

STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)
Good census: AHs who have no record of award from NHA and SHFC or other government housing projects and pre-qualified for socialized housing
Qualified: AHs who passed the BSAAC Deliberation and qualified for socialized housing by BSAAC resolution
Potentially qualified: AHs who were conditionally qualified or initially validated such as no record in the NHA or those not yet availing of government socialized housing projects including those tagged in the marginally affected structures and the senior citizen APs that need a substitution which also need to deliberate and required the approval through LIAC Resolution

3.2.1.3. Progress on the Construction of Permanent Relocation Site

Under CP N-01, after receiving the Construction and Development of Resettlement Site Trust Fund from DOTr and completing a 2-day Segment Planning Session with DOTr, NHA, DHSUD, and Calumpit LGU, the Calumpit LGU is now responsible for relocating the 618 APs coming from Malolos, Calumpit, Apalit, and Minalin.

Regarding CP N-02, in Barangay Panipuan, Mexico, the construction of 288 units of a Medium Rise Building (MRB) is still ongoing. The project is scheduled to be completed in August 2026. In CP N-03, the approved site for constructing MRBs in Barangay Sapang Bato, Angeles City, will not be commenced due to technical and development concerns. However, LIAC, NHA, and DOTr will find another site for relocation.

For Manila, Makati, and Taguig, relocation sites have been changed several times. The final relocation sites intended for NLO/ISFs affected Households in Manila, Makati, and Taguig are South Savannah Homes and Golden Sunrise, both located in Barangay Malainen Bago, Naic, Cavite. The Groundbreaking Ceremony for both South Savannah and Golden Sunrise were held on January 30, 2025, with representation from the interim Homeowner Association (HOA). As of December 2025, the South Savannah relocation site has a 19.69% progress for the building construction and 80.96% progress for the site development, which brings a total of 32.12% overall progress. Finishing works for the first building (Bldg. 21) to be turned over has been completed. On the other hand, the Golden Sunrise has 92% overall progress for buildings under Letter of Guarantee (LOG) 1, 61% for LOG 2, and 24% for LOG 3. Five (5) buildings are physically complete, some buildings are ongoing masonry works, while majority are for installation of rebars for foundation, slabs, and beams. The turnover of housing units by June 2025 was delayed and a commitment letter from SHFC was provided to DOTr indicating that the first delivery of housing units will be in the fourth quarter of 2025. However, no units have been turned over yet as of December 2025 but expected to be delivered in the first quarter of 2026.

From Parañaque to Calamba area, most LGUs have identified several relocation sites. For Parañaque, in-city relocation site for HHs in Parañaque at Osorio Compound located in Barangay San Martin De Porres (LA HUERTA), City of Parañaque had not materialized. Instead, off-city relocation at the Golden Sunrise in Brgy. Malainen Bago, Naic has been considered and agreed with the LGU. Site tripping was conducted with LIAC and HOA on June 17, 2025. The discussion with the LGU for the details of relocation process is ongoing as of December 2025.

For Muntinlupa, the identified relocation site is Near-City, namely Sining Residences II, Barangay Bagong Silang San Pedro, Laguna with S&P Construction Technology and Development Company, Inc. SHFC Board approved it on October 29, 2024, Letter of Guarantee (LOG) was released in February 2025 for 6 buildings (510 units). Construction of 20 buildings under LOG 1 and 2 is ongoing. The target hand-over of units in December 2025 was not met and the new commitment date will be discussed in the next LIAC Meetings.

For San Pedro, 11 buildings (528 housing units) are ongoing construction. The target hand-over of 2 buildings (96 units) was in the fourth quarter of 2025, but it was also not met, and the new commitment date will be discussed in the next LIAC Meetings.

For Biñan LGU, the arrangement is In-City at the Meadows of Barangay Langkiwa, Biñan, Laguna. With the approval of the SHFC Board as well as the Letter of Guarantee, construction of 2,030 housing units is ongoing with 4 buildings (312 units) substantially completed. Site visit and inspection of model units were conducted by HOA Officers on August 20, 2025. Target for completion of 16 buildings (1,250 units) were expected by the 3rd quarter of 2025, however, no unit has been turned over yet as of December 2025.

For the Sta. Rosa, the relocation site reverted to the first proposed relocation site, namely the Resurrection Property, Brgy Pooc, Santa Rosa, which is In-city, and the Developer is Altissima Enterprises. Currently, there is an ongoing process of approval from LIAC, SHFC, and HOA. For SHFC, the Credit Committee Meeting has approved already, however, the Executive Committee and Board of Directors are still pending approval. Also, accreditation of the Developer, finalization of usufruct agreement from the LGU, reclassification of land for the property and evaluation of the Project Proposal. Revision of the site development plan in compliance with DHSUD 4A's comments is ongoing. There may be cost implications from the developer, which will be subject to negotiation as the developer is proposing a change in the contract price. Processing of the Development Permit and Civil Aviation Authority of the Philippines (CAAP) clearance is also ongoing.

For Cabuyao LGU, the city LGU already signed the resolution allowing near-city relocation of 183 APs. Negotiation with Biñan LGU regarding near city relocation is ongoing. The Executive Order on the creation of Biñan RLIAC has been approved during the coordination meeting between DOTr, KSAs, and LGU.

For Calamba, DOTr with SHFC and Baque Corporation, the developer of the resettlement site, Rizal Ville, facilitated the application for electric and water utilities to enable the relocation in Building 6. By November 2024, Pump House 2, and Building 6's individual units and common areas were already fully energized. Finally, building 6 (78 units) was turned over on January 31, 2025. Target project completion of 7 buildings (546 units) was in the 3rd quarter of 2025; however, other buildings have not been turned over yet as of December 2025.

3.2.1.4. Arrangements and Progress for Public Rental Facilities

For N2, DOTr will enter into an agreement with Pag-IBIG so that available housing programs can be made accessible to eligible APs through their respective LGUs. Elderly ISFs without any next of kin that do not meet Pag-IBIG program eligibility criteria may have the option to avail of an affordable public rental facility arranged by DOTr. In addition, a possible option is that the remaining units from MRB could be utilized for PRF for unquailed AHs. Rental allowance/ subsidy will be provided while awaiting the availability of public rental facilities.

For SC, the AHs who are not qualified to avail of housing units in the relocation sites because they belong to the category of above PhP 40,000, DOTr in coordination with key shelter agencies will be assisting the AHs with information about the Pag-IBIG program. Those AHs that do not qualify for socialized housing for other reasons will be eligible for public rental facility housing. The public rental facility (PRF) is also in the same location as the identified relocation site. The features will be the same, but the tenure arrangement will differ. Those availing public rentals will have perpetual lease arrangement, while the regular relocatees can opt to purchase the housing unit allotted to qualified beneficiaries of the project.

Manila, Makati, Taguig, and Parañaque: DOTr has established partnership with the Naic LGU through the outgoing Local Chief Executive (LCE) in putting up PRF for the NLO APs in the cities of Manila, Makati, Taguig, and Parañaque who are ineligible to the SHFC's socialized housing. The drafted MOA ensures DOTr's transfer of funds to Naic LGU as consideration for Naic's Condominium PRF for duly identified qualified APs of Manila, Makati, Taguig, and Parañaque. The fund will cover land acquisition, site development, development of common use service areas including community facilities, construction of units, and identified socio-economic components. Due to the changes in administration, because of the recent national and local election, the establishment of PRF was discussed with the new mayor to obtain concurrence of the current arrangement. The new mayor of Naic is amenable in putting up PRF within his municipality for the ineligible AHs. However, a new PRF location will be proposed by the new administration.

Muntinlupa: PRF is in Barangay Landayan, San Pedro City, Laguna. The MOA has been revised and finalized for signing by DOTr and San Pedro LGU.

San Pedro: PRF is in Barangay Landayan, San Pedro City. MOA is ongoing revision based on the comments of DHSUD. San Pedro LGU is ongoing compliance of requirements by DHSUD before signing the MOA.

Biñan: PRF is in Barangay Canlalay, Sitio Pagkakaisa, Langkiwa, Binan Laguna. MOA has already been signed by concerned parties, and construction is ongoing.

Sta Rosa: three (3) major options are being considered for PRF during the LIAC meeting: 1. Leased Property owned by City Councilor; 2. LGU Social Housing in Masiit, Sta Rosa City; 3. Resurrection Property (Original Plan). The MOA is still under review for approval by the DOTr and LGU.

Cabuyao: No discussion yet with regards to PRF.

Calamba: PRF is in Rizal Ville permanent relocation site in Barangay Banlic, Calamba. DOTr already presented the MOA of PRF to Calamba LGU and still under review.

3.2.1.5. Progress on the Relocation and Resettlement

For N2 Section, a total of 989 AHs were relocated; 92 AHs were self-relocated, 576 AHs transferred temporarily, and 321 AHs moved to permanent sites, and most structures have not yet been dismantled due to uncompensated entitlements.

For South Section (SC), a total of 203 AHs were relocated; 35 AHs self-relocated, 136 AHs are in temporarily relocation facilities, and still, 32 AHs relocated to permanent sites as of December 2025. Manila PO has started relocation activities in which 31 AHs were relocated to temporary relocation facilities with rental subsidy and 5 AHs opted for self-relocation. There are no relocation activities for AHs in Makati, Taguig, Parañaque, and Muntinlupa in NCR. On the other hand, there is still a total of 48 AHs relocated from Banlic Depot, 11 AHs are still relocated to temporary relocation facilities with rental subsidy, 22 AHs opted for self-relocation, and 15 AHs were relocated to Rizal Ville. Also, 17 AHs from Calamba were relocated to Rizal Ville. In Cabuyao, a total of 11 AHs were relocated to temporary facilities last September 2025, while 14 AHs were relocated in temporary facilities and 4 AHs opted for self-relocation from San Pedro. Relocation activities of AHs in Biñan and Santa Rosa have also started. Of the 34 relocated AHs in Santa Rosa, 30 has been transferred to temporary facility and 4 AHs opted for self-relocation, while all 39 relocated AHs from Biñan were transferred to temporary facility with rental subsidy.

Table 3-12 Status of Site Selection and Socialized Housing Construction (N2)

STATUS	LOCAL GOVERNMENT UNIT							
	Malolos	Calumpit	Apalit	Minalin	Sto. Tomas	San Fernando	Angeles	Mabalacat
Community Organizing	Not yet started	Not yet started	Not yet started	Not applicable	Complete	Ongoing	Ongoing	Not applicable
Publication	Ongoing	Started	Started	Ongoing	Complete	Started	To be republished	Not applicable
Presentation of Identified Sites to APs	Complete (Presented during general assembly the proposed site in Calumpit, Bulacan)	Complete (disclosed during second round of SCMs; but not the latest proposed site)	Complete (disclosed during phone interviews; but not the latest proposed site)	Complete (Presented during general assembly the proposed site in Calumpit, Bulacan)	Complete	Ongoing (presentation done per batch prior to relocation in Panipuan)	Complete but new site to be disclosed again (disclosed during PIB distribution and collection; but not the latest proposed site)	Complete
Site Selection	No available site (APs might transfer to Calumpit)	Ongoing (Final resettlement site located in Iba Este; No LIAC resolution yet)	Ongoing (APs might transfer to Calumpit as discussed in the recent SSDC meeting)	Ongoing (APs might transfer to Calumpit)	Complete (Dr. Emigdio A. Bondoc Ville)	Approved (Sites are in Barangays Calulut and Panipuan in CSFP; additional units in Mexico Municipality)	Changed – New Proposed site in Brgy. Cutud (Barangay Sapang Bato revoked)	Complete (Northville 16)
Construction works	Not applicable	Not yet started	Not yet started	Not applicable	Complete	Completed: 67 units in Calulut awarded and fully occupied by AHs; Completed: 312 housing units in Panipuan, San Fernando; Ongoing construction of 288 units in LRBs. The remaining 396 units for Phase 4 are still waiting for supplemental MOA.	Not yet started (Awaiting signing of MOA and downloading of funds)	Complete
Site Inspection by APs	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Complete	Ongoing (Site tripping activity shall be mandatory)	Not yet started (willingness for site inspection surveyed)	Complete
Acceptance of APs & Turnover of units	Not yet started	Not yet started	Not yet started	Not yet started	Complete	Ongoing (118 out of 121 housing units awarded in Panipuan Phase 3)	Not yet started	Complete
Category of status: not yet started; complete; ongoing; incomplete; not applicable.								

Table 3-13 Status of Site Selection and Socialized Housing Construction (SC)

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
Community Organizing	Done 3 of 3 Community Assembly (CA), for Manila 1 and 1 of 3 for Manila 2 Done Special Community Assembly for Priority PAHs for Manila 1 and 2 held on Nov.12 & 13, 2024 Completed 2nd General Community Assembly for Manila Phase 2 on Aug. 19-24 & 28, & Sep.21, 2024 Completed 3rd General Community Assemblies for Manila Phase 2 on Nov. 18, 22, 24, 25, 27, Dec. 2 & 4, 2025	1st Community assembly conducted from 23-29 March 2023 2nd Community Assembly Conducted on 13 & 14 July 2024	Completed 1st Community Assembly (CA) Completed 2nd Community Assembly conducted in July 2022 Completed 3rd Community Assembly on Apr 23-25, 2024, for the newly proposed relocation site Completed General Community Assembly on 26 Aug 2024 and 03 Dec 2024 Completed Special Community Assembly in Brgy. North Daang Hari on 04 December 2024 Special Community Assembly on 18-20 August 2025 for Brgy. Western Bicutan and Brgy. North Daang Hari	Completed 1st Community Assembly in 2023 Completed 2nd Community Assembly conducted on 15 May 2024	1st Community Assembly conducted from 16-24 January 2023 2nd Community Assembly conducted from 22 Nov to 02 December 2023 Distribution of DQ Notice to 49 APs with confirmed NHA award on February 20, 2025 BSAAC Deliberation of 48 APs on April 28, 2025 Muntinlupa General Community Assembly for 184 Qualified APs on May 1, 2025 Muntinlupa General Community Assembly on June 10, 2025 Area inspection and Notice Distribution on September 18,2025 General Community Assembly for the 116 PAPs on November 8, 2025 Stakeholders' Consultation Meeting in Additional AHs in Muntinlupa Station on November 27, 2025	The last Community Assembly was conducted on 10 March 2024 Distribution of Notice / Invitation for Capacity Building Training scheduled on 4th week of July and 1st week of Aug. 2025 The last Community Assembly was conducted last 22 November 2025	3rd Community Assembly conducted on 17 February 2024 and HoA registration in September 2023	The last community assembly was conducted last 24th of August 2024 Discussed the terms indicated under the usufruct agreement to the interim HOA leaders of Lionsville. HOA Registration scheduled in January-February of 2025	4th General Community Assembly was conducted on 15 October 2023, and Homeowners' Association (HOA) Registration is pending until the site is finalized	3rd General Community Assembly was conducted on 14 October 2023, and Homeowners' Association (HOA) Registration was done in November 2022
Publication	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started
Presentation of Identified Sites to APs	The relocation sites in Naic, Cavite were presented to the APs during community assemblies Interim HOA/Bgy officials in Manila 1 Section, and LIAC conducted site visit at South Savannah and Golden Sunrise, Brgy. Malainen Bago, Naic, Cavite Groundbreaking Ceremony for both South Savannah and Golden	Consultation with APs for the new proposed relocation site in NAIC, Cavite, still undergoing preparations	Newly organized HOA officers already conducted first ocular visit in Naic, together with the LIAC members.	Off-city: Golden Sunrise, Brgy. Malainen Bago, Naic, Cavite	Courtesy Visit to Receiving LGU San Pedro: Preparation for Groundbreaking of Sining Residence II	Sining Residence, Brgy Bagong Silang, San Pedro	Resurvey PIBs for newly approved relocation site at Langkiwa Property completed with 56% accomplishment	Site Selection Sub-Committee Resolution No. 001 Series of 2025 Recommendation for LIAC Approval of the complete design and project cost submitted by project developer / contractor, Altissima	The city LGU already signed the resolution allowing near-city relocation of the 183 PAPs. Sending and receiving LGUs are yet to be convened.	Complete SHFC Board approved Banlic Properties. Site Inspection of the Building Units with Members of the HOA was conducted on 23 January 2024

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
	Sunrise held on 30 Jan 2025 with representation from interim HOA Priority PAHs in S01 and S02 (selected) conducted site visit both in South Savannah and Golden Sunrise on 28-29 May 2025							Enterprise for the permanent resettlement housing project, located in Brgy. Pooc, Santa Rosa City.		
Site Selection (by APs)	Ongoing Ongoing collection of Relocation Option Form from APs by SHFC	Completed	Completed The South Savannah relocation site in Naic, Cavite has been approved by the LIAC as another relocation site for the Taguig NLO APs on 30 May 2025.	Off city: Golden Sunrise, Brgy. Malainen Bago, Naic, Cavite Ongoing discussion with the LGU for the details of relocation process	Complete: Sining Residence II (Near City) Barangay Bagong Silang San Pedro, Laguna in December 2023 Site Selection Sub-Committee HOA, SHFC, Developer on Usage of Precast-wall system, Revision in structural plans and Draft of HOA board resolution on May 8, 2025 Site Selection Sub-Committee HOA, SHFC, Developer Meeting Re Mock-up of Precast-wall system and Signing of LOG 2 on May 18, 2025 Site Selection Sub-Committee HOA, SHFC, Developer: Concrete Testing on August 14, 2025	Complete: In-City: Sining Residence, Brgy Bagong Silang, San Pedro	Complete: In-City: Langkiwa Property, Brgy Langkiwa Binan	Final: In-City: Resurrection Property, Brgy Pooc, Santa Rosa	On-going: Negotiation with Binan LGU regarding near city relocation Conducted RLIAC last Nov. 27, 2025	Completed: In-City Arambulo Property (Rizal Ville)
Construction works	Golden Sunrise: Ongoing construction of 23/41 buildings (1,380 units) Target Handover: 4Q 2025 (6 bldgs) Phase 2 Bldg. 1,5,14,15 – 33.6% Bldg. 2 – 71% Bldg. 3,4,6,7,9 – 92.6% Bldg. 8 – 83% Bldg. 10,12 – 44.5% Bldg. 11,13 – 59.5% Bldg. 16,18 – 6.4% Phase 1 Bldg. 1,2,10– 7.3% Bldg. 3,4 – 14% Bldg. 5 – 1% South Savannah: Ongoing construction works for the 21/41 buildings (1,038 units)	Golden Sunrise: Ongoing construction of 23/41 buildings (1,380 units) Target Handover: 4Q 2025 (6 bldgs) Phase 2 Bldg. 1,5,14,15 – 33.6% Bldg. 2 – 71% Bldg. 3,4,6,7,9 – 92.6% Bldg. 8 – 83% Bldg. 10,12 – 44.5% Bldg. 11,13 – 59.5% Bldg. 16,18 – 6.4% Phase 1 Bldg. 1,2,10– 7.3% Bldg. 3,4 – 14%	Golden Sunrise: Ongoing construction of 23/41 buildings (1,380 units) Target Handover: 4Q 2025 (6 bldgs) Phase 2 Bldg. 1,5,14,15 – 33.6% Bldg. 2 – 71% Bldg. 3,4,6,7,9 – 92.6% Bldg. 8 – 83% Bldg. 10,12 – 44.5% Bldg. 11,13 – 59.5% Bldg. 16,18 – 6.4% Phase 1 Bldg. 1,2,10– 7.3% Bldg. 3,4 – 14% Bldg. 5 – 1%	For finalization in scheduled LIAC meeting	Sining Residence II: Ongoing construction under LOG 1 (12 Bldgs./ 1040 units) Bldg. 17 – 80.10% Bldg. 18 – 82.22% Bldg. 19 – 78.50% Bldg. 20 – 71.85% Bldg. 21 – 70.15% Bldg. 22 – 66.43% Ongoing construction under LOG 2 (8 Bldgs/ 730 units) Bldg. 1 – 52.65% Bldg. 2 – 26.69% Bldg. 3 – 24.41% Bldg. 4 –8.94% Bldg. 5 – 7.89% Bldg. 6 – 7.95% Target Handover: December	Sining Residence I: Ongoing construction of 11/11 buildings (528 units) Construction Progress & Completion Timeline B1 (61.67%) B2 (63.47%) B3 (41.60%) B4 (42.41%) B5 (57.58%) B6 (74.80%) B7 (69.25%) B8 (74.29%) B9 (89.12%) B10 (67.47%)	Started Oct-23 Ongoing construction of 26 buildings (2,030 units) 1st LOG B12: 93.35% B14: 93.4% B15: 92.31% B16: 99.91% B17: 79.64% B18: 88.11% B19: 100% B20: 100% B21: 99.91% B24: 95.97% 2nd LOG B7: 77.47% B8: 91.89% B11: 85.27% B13: 94.65% B22: 72.37%	Not yet started Altissima Enterprises submitted the Technical Specifications and the adjusted BOQ with a total package cost of PhP 1,289,376.31 For SHFC Board Approval	Not Applicable: Still ongoing negotiation with Biñan LGU regarding near city relocation	Started in Jun-23 Ongoing construction of 26/28 buildings (1,974 units) Target Handover Batch 1~10: Aug-24 to Aug-25 Building 6 was turned over on 31 Jan 2025 Utilities Connection (Electricity & Water), Punch listing Activities, and Unit Turnover for

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
	and ongoing foundation works for the remaining buildings Target hand-over: 4Q 2025 (3) Bldg. 4,5,10-14,18 – 11.9% Bldg. 21,22,26,29-32,33 – 15.86% Bldg. 23 – 39.1% Bldg. 24 – 92.1% Bldg. 25 – 68.3% Bldg. 27 – 46.9% Bldg. 28 – 82.5%	Bldg. 5 – 1%			2025	B11 (41.60%)	B23: 73.56% B25: 80.74% B26: 84.05% 3rd LOG B1: 71.51% B2: 69.81% B3: 68.73% B4: 62.32% B5: 76.42% B6: 67.96% B9: 71.34% B10: 73.21%			Bldgs 1,2,3,4,5,7,14,15,16 ,17 - Jan-Mar 2026 Utilities Connection (Electricity & Water), Punch listing Activities, and Unit Turnover for Bldgs 9-13, 18-21 and 22-28 - Apr-Jun 2026
Site inspection (APs)	Site inspection conducted by Interim HOA Officers and selected AHs	Site inspection conducted by interim HOA officers	Site inspection by NLO APs conducted on 24,25 September 2025 and 24 October 2025, and 21 November 2025	Site tripping was conducted with LIAC and HOA on June 17, 2025	Site inspection conducted by Interim HOA Officers Resettlement Site Inspection with LIAC on March 20, 2025	Site visit and inspection of model units conducted by HOA Officers 19 paid APs conducted the LPA signing, draw lot for unit assignment, and initial punch listing	Site visit and inspection of model units conducted by HOA Officers on August 20, 2025	Not yet started (willingness for site inspection surveyed)	Not Applicable: Still ongoing negotiation with Binan LGU regarding near city relocation	Final punch listing for Building 6 was done on 23-24 January 2025
Acceptance of APs and Turn-over of units	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not Applicable: Still ongoing negotiation with Binan LGU regarding near city relocation	On-going: 15 Banlic Depot APs relocated on 5 May-2025 16 AP relocated on 30 Jun 2025 1 AP relocated on July 8, 2025

Table 3-14 Progress of Actual Relocation/Displacement of AHs (N2)

LGU	TOTAL # AHs			NUMBER OF AHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
MALOLOS	56	41	15	3	1	2	5%	3	1	2	5%	0	0	0	0%	-	-	-	-	-	-	-	-
CALUMPIT	356	249	107	24*	17	7	7%	154	91	63	43%	0	0	0	0%	-	-	-	-	-	-	-	-
APALIT	120	102	18	19	13	6	16%	18	13	5	15%	3	3	0	3%	-	-	-	-	-	-	-	-
MINALIN	5	5	0	1	1	0	20%	4	4	0	80%	0	0	0	0%	-	-	-	-	-	-	-	-
STO. TOMAS	38	36	2	2	1	1	5%	0	0	0	0%	36	36	0	95%	-	-	-	-	-	-	-	-
SAN FERNANDO	1008	779	229	22	15	7	2%	180	116	64	18%	275	197	78	27%	-	-	-	-	-	-	-	-
ANGELES	627	420	207	21	16	5	3%	217	140	77	35%	0	0	0	0%	-	-	-	-	-	-	-	-
MABALACAT	8	5	3	0	0	0	0%	0	0	0	0%	7	4	3	88%	-	-	-	-	-	-	-	-
TOTAL	2218	1637	581	92	64	28	4%	576	365	211	26%	321	240	81	14%	0	0	0	0%	0	0	0	0%

*Self-relocation: moved out voluntarily, waived relocation unit, disqualified AP for NHA unit and with provided rental subsidy from the contractor.

Table 3-15 Progress of Actual Relocation/Displacement of AHs (SC)

LGU	TOTAL # AHs			NUMBER OF AHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
Manila PO	492	374	118	5	5	0	1%	31	21	10	6%	-	-	-	-	-	-	-	-	-	-	-	-
Manila 2	3,182	2,106	1,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Makati	550	315	235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	1,811	1,069	742	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	137	80	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	2,649	1,876	773	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Pedro	618	453	165	4	1	3	0.6%	14	10	4	2%	-	-	-	-	-	-	-	-	-	-	-	-
Biñan	2,313	1,557	756	-	-	-	-	39	14	25	2%	-	-	-	-	-	-	-	-	-	-	-	-
Sta. Rosa	663	467	196	4	4	0	0.6%	30	15	15	5%	-	-	-	-	-	-	-	-	-	-	-	-
Cabuyao	268	184	84	-	-	-	-	11	9	2	4%	-	-	-	-	-	-	-	-	-	-	-	-
Calamba	2,191	1,467	724	-	-	-	-	-	-	-	-	17	16	1	1%	-	-	-	-	-	-	-	-
Banlic (Calamba)	296	217	79	22	15	7	7%	11	8	3	4%	15	7	8	5%	-	-	-	-	-	-	-	-
TOTAL	15,170	10,165	5,005	35	25	10	0.2%	136	77	59	0.9%	32	23	9	0.2%	0	0	0	0%	0	0	0	0%

3.2.2. Gaps, Issues and Risks identified

- Delays in signing of RAP Implementation and Management Committee (RIMC) MOA between LGU, DOTr and PNR to address issues/concerns not resolved in LIAC.
- NHA struggles to expedite relocation and resettlement activities due to a workforce shortage, especially for collecting requirements and completing the pre-qualification (PQ) process. Nonetheless, DOTr has exerted full effort in assisting NHA.
- There is a delay in the finalization of resettlement sites in some LGUs.
- Incomplete LIAC resolutions on the qualification and disqualification of AHs in socialized housing, affecting finalization of Masterlist as required in payment and affecting determination of final entitlements.
- The public rental facilities are moving slowly, and funds still need to be transferred to the LGUs.
- There are new claimants who are listed in the GRM database, LIAC Masterlist and Barangays Masterlist.
- Delays in deliverable of housing units as committed by developers.
- The SHFC and developers of relocation sites in Naic, Cavite have committed to delivering occupancy ready housing units by 1st Quarter of 2025. The general MOA between DOTr and Naic was signed by former Secretary Dizon. However, the municipal mayor pronounced no relocation without the construction of community facilities such as schools and health centers. The construction of community facilities in Naic resettlement sites remains pending due to the non-issuance of the Notice to Commence to the contractor by SHFC. As a result, securing building permits, mobilization of resources, and commencement of civil works for these facilities have not yet proceeded as scheduled.
- For the resettlement site in Naic, a supplemental MOA is required to transfer funds to the LGU prior to the actual relocation of families.
- Structure owners with credited structure compensation and other entitlements cannot proceed to self-dismantling and relocation to temporary housing facilities due to non-structure owners without entitlement yet.

3.2.3. Mitigating Actions and Resolutions

- For the RIMC MOA, DOTr shall re-evaluate it since the signatories have changed. Discussion with LGUs to finalize RIMC MOA and convene RIMC to be expedited.
- DOTr PMO shall continue following up with NHA and DHSUD to speed up the completion of pre-qualification as well as the finalization of relocation sites together with the LGUs. NHA should allocate additional dedicated personnel to undertake the collection of requirements and the completion of the PQ process.
- DOTr will intervene so that SHFC and LGUs can work together and maintain close coordination to finalize relocation sites of ISFs for the remaining LGUs.
- DOTr will oversee and enjoin LGUs that LIAC meetings shall be held regularly in each LGU and necessary activities such as selection of permanent relocation site, available rental housing facilities, rental subsidy mechanism, etc., to regularly discuss and resolve issues deliberated in the LIAC and well as with partner agencies.
- The signing of MoA with the LGUs for Public rental facilities needs to be expedited.
- For the new claimants, the due diligence activities started in April 2022 in Muntinlupa and Laguna areas and are still in progress. Collection of documents requirement from claimants is ongoing for consideration of inclusion in the masterlist for BSAAC deliberation.
- DOTr PMO shall closely coordinate with SHFC for the realistic timeline on construction of relocation site and closely monitor the progress. DOTr PMO shall also coordinate with the SHFC, LGU, and utilities providers to fast-track the relocation site readiness for occupancy. The rental subsidy will be applied if the relocation site is not yet ready after compensation for structures is released. Ensure temporary housing accommodations of AHs while waiting for the availability of housing units in the permanent resettlement sites.
- DOTr to monitor the status of SHFC's Board approval to facilitate the prompt issuance of Notice to Commence as well as the mobilization fee for the construction of community facilities in relocation sites in Naic, Cavite.
- To closely monitor the status and fast-tracking of the review/signing of supplemental MOA between DOTr and Naic LGU. DOTr to ensure temporary housing accommodation while waiting for the turn-over of units in the resettlement sites in Naic, Cavite.

- To prioritize and fast track the payment process of non-structure owners residing in the paid structures, and DOTr to align the payment schedule of landowners, structure owners, and non-structure owners of the same property. DOTr to work closely with KSAs and LIACs to ensure that APs will be provided with accurate entitlements in a timely manner.

3.3. Implementation of Livelihood and Income Restoration Measures

3.3.1. Progress

3.3.1.1. Pre-Implementation

During this period, in N2 Section, the Livelihood Planning and Implementation Sub-Committee (LPISC) of Calumpit met on October 29, 2025, while the LPISC of Apalit met on October 30, 2025. Endorsement of APs for livelihood assistance and services was a key topic during these meetings. In preparation for livelihood and services support, DOTr assisted APs by endorsing them to various agencies: (a) 248 Calumpit APs to Department of Social Welfare and Development (DSWD) for checking and verification, (b) 2 Apalit farmers to Municipal Agriculture Office (MAO) for livelihood assistance, (c) 5 Minalin APs to Public Employment Service Office (PESO) for livelihood assistance, (d) 18 APs from Sto. Tomas to Department of Trade and Industry (DTI) Pampanga for additional capital, and (e) 32 APs from Sto. Tomas to PESO for Tulong Pang-hanapbuhay sa Ating Disadvantaged/Displaced Workers (TUPAD)[6].

In the Solis-Calamba Section, LRIP activities were limited in a minimum in this reporting period too nevertheless SC ISFr Team including LRIP temporary transferred to N2 returned to SC from October 2025. Although fixed monthly schedules for the conduct of the LRIP Sub-committee Meetings were agreed upon, these were not followed by majority of the LGUs due to various factors mostly with reference to the availability of the members. Only Calamba conducted such meetings considering the need to respond to the livelihood concerns of the APs relocated in Rizal Ville. In October 2025, DOTr LRIP introduced the Women's Business Council Philippines, Inc. (Women BizPH), to the Calamba LGU and the Rizal Ville APs interested in the Sewing Project. Follow-ups were subsequently conducted.

Table 3-16 Status of Required Formal Agreements Prior to Implementation (N2)

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	MOA	Skills Training Program (Pampanga)	N
DTI	TBC	TBC	N
DOLE	MOA	Nego-Kart program	Y
DSWD	TBC	TBC	N
LBP	MOA	Financial Literacy Training and Account Opening	Y
LGU	Supplemental MOA	Financial Management Training and Vocational Training	N

Table 3-17 Status of Required Formal Agreements Prior to Implementation (SC)

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	MOA	Skills Training Program	N
DTI	TBC	TBC	N
DOLE	TBC	TBC	N
DSWD	TBC	TBC	N
LBP	MOA	Account Opening	Y

3.3.1.2. Implementation

For N2, a total of PhP 3,393,500 has been disbursed to thirty-nine (39) business owners for their income loss compensation and other applicable entitlements. The validation and issuance of notices to affected businesses will continue.

In the Solis-Calamba Section, resumption of activities related to the compensation of the Trolley Drivers who were directly affected by the Project has been scheduled. For the 6 Banlic Farmers due for compensation, they await submission of relevant documents for payment purposes. In Manila, 8 NLO business owners were paid.

[6] Package of assistance that provides emergency employment for displaced workers and other vulnerable workers implemented by Department of Labor and Employment (DOLE)

There were continuing follow-ups and monitoring of the implementation of LRIP through LGUs, the Contractors and other stakeholders like DTI, Department of Labor and Employment (DOLE), and PESO. Livelihood interventions were implemented, including trainings spearheaded by the LGU PESO and Livelihood Offices. Downloading of funds to the LGUs is being considered pending update on the talks with Presidential Commission for the Urban Poor (PCUP) and SHFC where funds for LRIP have been downloaded by DOTr.

(1) LRIP Workshops Conducted

In December 2025, in lieu of Workshops, several meetings were conducted among DOTr and SHFC to plot out the activities for Year 2026.

(2) Financial Literacy and Management Training

For N2, no significant update.

For SC, financial literacy orientations were conducted when payment of compensation and entitlements were released to NLO APs. The brief Orientation conducted by Land Bank of the Philippines (LBP) dealt with the importance of saving, spending wisely, and values related to the management of finances. A total of 46 attended the Financial Orientation from Calamba. There were awards of entitlement for Manila PO, San Pedro, Binan, Sta. Rosa and Banlic Depot. However, financial literacy orientation was not conducted by LBP in these LGU

Table 3-18 Financial Management Training Conducted during October to December 2025 (N2)

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE APS			# ELIGIBLE APS ATTENDED		
					M	F	T	M	F	T
MALOLOS	-	-	-	-	-	-	-	-	-	-
CALUMPIT	-	-	-	-	-	-	-	-	-	-
APALIT	-	-	-	-	-	-	-	-	-	-
MINALIN	-	-	-	-	-	-	-	-	-	-
STO. TOMAS	-	-	-	-	-	-	-	-	-	-
SAN FERNANDO	-	-	-	-	-	-	-	-	-	-
ANGELES	-	-	-	-	-	-	-	-	-	-
MABALACAT	-	-	-	-	-	-	-	-	-	-

Table 3-19 Financial Management Training Conducted during October to December 2025 (SC)

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE APS			# ELIGIBLE APS ATTENDED		
					M	F	T	M	F	T
Manila PO	-	-	-	-	-	-	-	-	-	-
Manila 2	-	-	-	-	-	-	-	-	-	-
Makati	-	-	-	-	-	-	-	-	-	-
Taguig	-	-	-	-	-	-	-	-	-	-
Parañaque	-	-	-	-	-	-	-	-	-	-
Muntinlupa	-	-	-	-	-	-	-	-	-	-
San Pedro	-	-	-	-	-	-	-	-	-	-
Biñan	-	-	-	-	-	-	-	-	-	-
Sta. Rosa	-	-	-	-	-	-	-	-	-	-
Cabuyao	-	-	-	-	-	-	-	-	-	-
Calamba	3	3	46	46	30	16	46	30	16	46
Banlic (Calamba)	-	-	-	-	-	-	-	-	-	-

(3) Assistance to find Alternative Site to Continue Business/Farming

For N2, no significant update.

For SC, during the 4th Quarter of 2025, the "Guidance Notes" was approved and signed for the compensation of 6 farmer tenants in Banlic Depot. Processing payment then started.

(4) Assistance to Secure Government Soft Loan

There was no significant progress on this assistance for N2 and SC sections during this reporting period.

Table 3-20 Assistance to Secure Government Soft Loan (N2)

LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
MALOLOS	126	-	-	-	-	-
CALUMPIT	488	-	-	-	-	-
APALIT	157	-	-	-	-	-
MINALIN	10	-	-	-	-	-
STO. TOMAS	30	-	-	-	-	-
SAN FERNANDO	1141	-	-	-	-	-
ANGELES	725	-	-	-	-	-
MABALACAT	38	-	-	-	-	-

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowners and non-landowners, thus there is duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable; this will be addressed accordingly.

Table 3-21 Assistance to Secure Government Soft Loan (SC)

LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
Manila PO	178	-	-	-	-	-
Manila 2	1922	-	-	-	-	-
Makati	336	-	-	-	-	-
Taguig	1323	-	-	-	-	-
Parañaque	197	-	-	-	-	-
Muntinlupa	1212	-	-	-	-	-
San Pedro	437	-	-	-	-	-
Biñan	1439	-	-	-	-	-
Sta. Rosa	399	-	-	-	-	-
Cabuyao	204	-	-	-	-	-
Calamba	1475	-	-	-	-	-
Banlic (Calamba)	323	-	-	-	-	-

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowners and non-landowners, thus there is duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable; this will be addressed accordingly.

(5) Vocational/ Enterprise Training

There has been no significant progress on the training assistance for N2 and SC sections during this reporting period. In N2, the Livelihood Needs Assessment (LNA) will be conducted in January 2026. Priority will be given to APs who received compensation and other applicable entitlements and relocated. On the other hand, LNA instrument was finalized and implemented in SC. A total of 171 paid APs were interviewed from October to December 2025, in Manila (24), San Pedro (20), Binan (37), Santa Rosa (22), Cabuyao (7) and Calamba (61). The results of the interviews were consolidated, and copies were submitted to the respective LGU Offices for purposes of matching with each LGU's vocational and training activities. These need to be followed up by the LRIP Team to monitor actual training where APs are involved.

Table 3-22 Vocational/Enterprise Training conducted during October to December 2025 (N2)

LGU	# ELIGIBLE APS	# APS REGISTERING			# APS SUCCESSFULLY COMPLETED			# OF APS THAT RECEIVED STARTED KITS					
	Total*	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
MALOLOS	126	-	-	-	-	-	-	-	-	-	-	-	-
CALUMPIT	488	-	-	-	-	-	-	-	-	-	-	-	-
APALIT	157	-	-	-	-	-	-	-	-	-	-	-	-
MINALIN	10	-	-	-	-	-	-	-	-	-	-	-	-
STO. TOMAS	30	-	-	-	-	-	-	-	-	-	-	-	-
SAN FERNANDO	1141	-	-	-	-	-	-	-	-	-	-	-	-
ANGELES	725	-	-	-	-	-	-	-	-	-	-	-	-
MABALACAT	38	-	-	-	-	-	-	-	-	-	-	-	-

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowners and non-landowners, thus there is duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable; this will be addressed accordingly.

Table 3-23 Vocational/Enterprise Training conducted during October to December 2025 (SC)

LGU	# ELIGIBLE APS	# APS REGISTERING			# APS SUCCESSFULLY COMPLETED			# OF APS THAT RECEIVED STARTER KITS					
	Total*	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
Manila PO	178	-	-	-	-	-	-	-	-	-	-	-	-
Manila 2	1922	-	-	-	-	-	-	-	-	-	-	-	-
Makati	336	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	1323	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	197	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	1212	-	-	-	-	-	-	-	-	-	-	-	-
San Pedro	437	-	-	-	-	-	-	-	-	-	-	-	-
Biñan	1439	-	-	-	-	-	-	-	-	-	-	-	-
Sta. Rosa	399	-	-	-	-	-	-	-	-	-	-	-	-
Cabuyao	204	-	-	-	-	-	-	-	-	-	-	-	-
Calamba	1475	-	-	-	-	-	-	-	-	-	-	-	-
Banlic (Calamba)	323	-	-	-	-	-	-	-	-	-	-	-	-

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowners and non-landowners, thus there is duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable; this will be addressed accordingly.

(6) Job Matching and Project Related Employment Opportunities

DOTr monitored and tracked the numbers of hired APs and residents for the period of October to December 2025. In N2 section, only one (1) AP (female) in Minalin was recorded as hired during this period. In N2 section, a total of 344 local individuals (323 males, 21 females) who are not affected by the Project were employed by the contractors. Based on the package distribution, contractors hired 92 individuals (85 males, 7 females) in N-01, 64 individuals (59 males, 5 females) in N-02, 46 individuals (44 males, 2 females) in N-03, 142 individuals (135 males, 7 females) in N-04 and N-05. For SC, unfortunately, the status of employment with contractors still has not been updated as of December 2025. HDJV, the contractor for CP S-04 to S-06 and other contractors have yet to finalize their workforce requirements, as permanent works have not fully commenced.

Table 3-24 Status of Job Matching and Employment Assistance (N2)

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
MALOLOS	126	-	-	-	-	-	-	-	-	-	-	-	-
CALUMPIT	488	-	-	-	-	-	-	-	-	-	-	-	-
APALIT	157	-	-	-	-	-	-	-	-	-	-	-	-
MINALIN	10	0	1	1	0	1	1	-	-	-	-	-	-
STO. TOMAS	30	-	-	-	-	-	-	-	-	-	-	-	-
SAN FERNANDO	1141	-	-	-	-	-	-	-	-	-	-	-	-
ANGELES	725	-	-	-	-	-	-	-	-	-	-	-	-
MABALACAT	38	-	-	-	-	-	-	-	-	-	-	-	-

Table 3-25 Status of Job Matching and Employment Assistance (SC)

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
Manila PO	497	-	-	-	-	-	-	-	-	-	-	-	-
Manila 2	2009	-	-	-	-	-	-	-	-	-	-	-	-
Makati	1508	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	2731	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	531	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	3906	-	-	-	-	-	-	-	-	-	-	-	-
San Pedro	880	-	-	-	-	-	-	-	-	-	-	-	-
Biñan	3077	-	-	-	-	-	-	-	-	-	-	-	-

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
Sta. Rosa	835	-	-	-	-	-	-	-	-	-	-	-	-
Cabuyao	606	-	-	-	-	-	-	-	-	-	-	-	-
Calamba	2700	-	-	-	-	-	-	-	-	-	-	-	-
Banlic (Calamba)	351	-	-	-	-	-	-	-	-	-	-	-	-

3.3.2. Gaps, Issues and Risks identified

- The LRIP Sub-committee Meeting was convened only in Calamba during this reporting period for SC. However, LRIP concerns were taken up during the LIAC Meetings in Taguig and Binan by November 2025. Funds to LGUs as well as from other agencies have to be explored.
- There is a need to discuss with PCUP and SHFC regarding the details of the LRIP funds which have been downloaded to the two agencies.
- There are APs who were not present during the Livelihood Needs Assessment (LNA) activities.
- APs were not interested in the available skills training courses due to preferred skills training of the APs not being available.
- Several APs (LO) reject signing of OtB since there is no information on livelihood assistance and compensation. The livelihood Team was not engaged during the issuance of OtBs to LOs.
- Distance, thus transportation cost, from the training venue to the location of APs is also a factor.
- Status of job matching and project related employment opportunities has not yet been timely collected from the contractors of SC.

3.3.3. Mitigating Actions and Resolutions

- DOTr to push for the continued convening of Livelihood Sub-committee Meetings in LGUs together with other civil society organizations (CSOs) to move the LRIP forward as reflected in their Work Plan for 2026.
- DOTr shall dialogue with both PCUP and SHFC regarding the allocation of budgets for livelihood concerns. DOTr shall confirm with PCUP and SHFC regarding the available LRIP funds downloaded to the two agencies.
- Continue to conduct the Livelihood Needs Assessment (LNA) among the APs who were not present during the said activities for all paid and resettled APs.
- DOTr shall continue to coordinate with livelihood mandated agencies to accommodate and conduct varied livelihood skills training for the APs.
- For the issuance of OtBs to LOs especially those who have business, the Livelihood Team needs to be engaged for proper involvement of the Livelihood Team in communication with APs and to explain livelihood assistance and entitlement. Approval of DOTr on Guidelines on Implementation of Compensation and Entitlements for affected businesses and employees to be expedited.
- Skills training courses to be continuously implemented in the community or barangay for easy access and less transportation cost for the APs.
- Continue to coordinate with LGUs, contractors, sub-contractors, developers and their sub-contractors for smooth access to job opportunities. DOTr shall constantly monitor and follow up with the Gender Equality and Social Inclusion (GESI) Team regarding the data on the monthly employment monitoring tool.

3.4. Provision of Special Assistance to Vulnerable Groups

3.4.1. Progress

Under the TA 9913-PHI on Strengthening the Transition of the Vulnerable Communities (STVC), the project has completed its contract with Japan Fund for Poverty Reduction (JFPR) in N2 in 3rd quarter of 2023.

In the case of SC, the STVC formally completed its contract in March 2025 but was extended to August 2025. In this case, there have been attempts of LRIP to continue the coordination with offices within each LGU. However, there is a need to access data regarding the ongoing and prospective projects of STVC before the organization leaves the sites.

Also, DOTr provided special assistance to vulnerable groups as follows.

Table 3-26 Provision of Special Assistance to Vulnerable Groups (N2)

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING (PHP 15,000)			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
MALOLOS	27	3	0	-	-	-	-	-	-
CALUMPIT	249	134	68	-	-	-	-	-	-
APALIT	95	20	8	-	-	-	-	-	-
MINALIN	6	5	2	-	-	-	-	-	-
STO. TOMAS	16	11	1	-	-	-	-	-	-
SAN FERNANDO	724	301	141	-	-	-	-	-	-
ANGELES	413	135	97	-	-	-	-	-	-
MABALACAT	15	12	6	-	-	-	-	-	-

Table 3-27 Provision of Special Assistance to Vulnerable Groups (SC)

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
Manila PO	232	*15	*25	-	-	-	-	-	-
Manila 2	1380	-	-	-	-	-	-	-	-
Makati	267	-	-	-	-	-	-	-	-
Taguig	1005	-	-	-	-	-	-	-	-
Parañaque	116	-	-	-	-	-	-	-	-
Muntinlupa	1345	-	-	-	-	-	-	-	-
San Pedro	330	10	-	-	-	-	-	-	-
Biñan	1010	*12	*9	-	-	-	-	-	-
Sta. Rosa	321	10	-	-	-	-	-	-	-
Cabuyao	126	*5	*5	-	-	-	-	-	-
Calamba	1273	*7	*25	-	-	-	-	-	-
Banlic (Calamba)	17	*12	*12	-	-	-	-	-	-

*Some of the Vulnerable APs received both Inconvenience Allowance (IA) and Manpower Assistance Team (MAT)

3.4.2. Gaps, Issues and Risks identified

- Need for a longer timeline for implementing the livelihood interventions
- Limited livelihood opportunities for seniors and PWDs

3.4.3. Mitigating Actions and Resolutions

- Those with very limited will be needing an approach to give a longer livelihood support
- Linking with the National Council on Disability Affairs (NCDAs) and Office for Senior Citizens' Affairs (OSCA) would be still strategic. Be on the lookout for LGU Programs (e.g. Manila) for employment of the senior citizens and the PWDs.

3.5. Public Information, Consultation and Disclosure

3.5.1. Progress

For N2, on October 16, 2025, DOTr and LGU held a consultation meeting with Mabalacat farmers and discussed the pending income loss for their businesses. Last November 6, 2025, LIAC Minalin including DOTr convened a general assembly for APs and opened up their relocation to Calumpit site, which is more appropriate for them to dwell. In San Fernando, DOTr, LGU and NHA organized consultation meeting with Sapang Balen relocatees on November 12, 2025, and discussed resettlement concerns and other entitlements assistance, which were later settled. On November 14, 2025, Malolos General Assembly was convened by DHSUD, DOTr and LGUs from Malolos and Calumpit. It was discussed the qualified APs for social housing assistance with utilities support such as water and electricity and the timing of transfer to relocation site.

For SC, Coordination Meetings and special community assembly were conducted in relation to the relocation process of the non-landowner APs of Manila, Muntinlupa and San Pedro LGUs. The session provided crucial details on the resettlement site progress updates, relocation process, addressed concerns, and discussed any necessary fees to settle before the move. For the landowners, several coordination meetings were held in response to the individual request of landowners, for landowners with special concerns, etc., as shown in the table below. During this reporting period, discussion with Calamba LGU continued regarding project-affected structures owned by Calamba LGU. Regarding mortgaged properties, interviews of landowners were conducted to obtain updated status of mortgaged properties. In addition, Stakeholders Consultation Meeting for the residents affected by MERALCO relocation in Manila was conducted on November 21, 2025.

Table 3-28 Stakeholder Consultation Meeting during October to December 2025 (N2)

Date	LGU	Venue	Participants	Particular
October 16, 2025	Mabalacat	CP N-05 POSCO Conference Room, Mabalacat City, Pampanga	DOTr, GCR, LGU, CPDO, SAMANAKA, Pastolan	Stakeholder Consultation Meeting with Mabalacat Farmers
November 06, 2025	Minalin	Minalin Municipal Hall, Minalin, Pampanga	DOTr, GCR, MENRO, BFP, Balibago Water Dist, DOTr, NHA, Brgy. Capt., DHSUD, LGU MA, LGU Calumpit, BPW, MSWD, M.A, DEPEd, PELCO, Admin Staff, MPDO, ALS, IT Staff, PNP Minalin, LGU Calumpit	Minalin Social Preparation and General Assembly
November 12, 2025	San Fernando	Barangay Calulut, City of San Fernando, Pampanga	DOTr, GCR, LGU, NHA	Stakeholder Consultation Meeting with Sapang Balen Relocatees
November 14, 2025	Malolos	City Hall, Malolos City	DOTr, DHSUD, LGU Malolos, LGU Calumpit, PCUP, APs, Water District, Meralco, Brgy Longos & GCR	Malolos General Assembly for 19 qualified APs for Social Housing Assistance

Table 3-29 Stakeholder Consultation Meeting during October to December 2025 (SC)

Date	LGU	Venue	Participants	Particular
For Non-Landowners				
October 14-16, 2025	Manila	Brgy. 224 Covered Court, Manila Phase 1 Brgy 349, Old Antipolo St. Sampaloc Manila	DOTr, GCR, SHFC, LGU, Meralco, NSOs	Special General Community Assembly for Brgys. 218, 227, 224, 356 and 349 to distribute Pabatids to the affected Non-Structure Owners (NSO).
November 8, 2025	Muntinlupa	3rd Floor, Building A, Alabang Public Market, Barangay Alabang, Muntinlupa CIty	DOTr, SHFC, LGU	Muntinlupa General Assembly for 116 Newly endorsed APs of Brgy. Poblacion and Sucat
November 21, 2025	Manila	Barangay 216 Covered Court, Manila	DOTr, GCR, Barangay 216 Representatives	Stakeholders Consultation Meeting for the residents affected by MERALCO relocation
November 22, 2025	San Pedro	Barangay Fatima, San Pedro City	DOTr, GCR, SHFC, CUDHO, DHSUD, APs	San Pedro Community General Assembly
December 13, 2025	San Pedro	Singing-1 Residence, Barangay Bagong Silang, San Pedro City	DOTr, GCR, CUDHO, SHFC	San Pedro General Assembly for Paid APs (Punch Listing / LPA Signing)
For Landowners				
October 01, 2025	San Pedro	Brgy. Pacita, San Pedro	DOTr, GCR, Landowner	Interview of Landowner in Brgy. Pacita, San Pedro regarding Mortgage Status
October 03, 2025	Makati	Pio del Pilar, Makati City	DOTr, GCR, CTM	Meeting with owner of Lot ID 20149 regarding the payment timeline and titling of the lot
October 10, 2025	Manila	NDC Building, Makati City	DOTr, GCR, NDC	Meeting with National Dev't Corp (NDC) regarding Polytechnic University of the Philippines (PUP) property
October 10, 2025	Calamba	City Hall of Calamba	DOTr, GCR, Calamba LGU	Continuous Discussion regarding Calamba LGU affected Structures
October 17, 2025	Manila	Makati	DOTr, GCR, PhilGuarantee	Meeting with PhilGuarantee regarding the ownership of priority lots under P186-P217 (Old Paco Station and the SAPARI/Perlita Street area)
October 17, 2025	Makati	Pasay City	DOTr, GCR, SMDC	Coordination with SMDC Vice President on the project updates and process of Land Acquisition for their affected lots in Makati
November 11, 2025	Muntinlupa	Bacoor, Cavite	DOTr, GCR, Fine Properties Inc. (FPI)	Meeting with the Posadas Group regarding acquisition of affected property in Sucat, Muntinlupa owned by Posadas Realty Corp.

Date	LGU	Venue	Participants	Particular
November 13, 2025	Cabuyao	San Pablo, Laguna	DOTr, GCR, Roman Catholic Bishop of San Pablo	Meeting PTE, OtB, and updates on Titling Case for Lot ID 90044
November 14, 2025	Paranaque	East Service Road, Paranaque City	DOTr, GCR, Greencross, C&G Law	Coordination Meeting with Greencross (landowner) regarding the DOTr offered value for their affected properties
November 21, 2025	Manila	Barangay 216 Covered Court, Manila	DOTr, GCR, Barangay 216 Representatives	Stakeholders Consultation Meeting for the residents affected by MERALCO relocation
December 10, 2025	Taguig	Greenfield Tower, Mandaluyong City	DOTr, GCR, SERG Law	Stakeholders Consultation Meeting with Legal Representative of owner of Lot ID 31108

3.5.2. Gaps, Issues and Risks identified

- Due to the delay of the Project, it is necessary to provide updated project information to the public.
- Large scale business owners tend to send their own legal representatives to discuss and negotiate with DOTr.

3.5.3. Mitigating Actions and Resolutions

- Supplementary consultation meetings to be organized to provide sufficient project information to APs and the public.
- Sufficient preparation and legal advice are necessary to discuss with legal business owners. DOTr Legal Service Team accompanies meetings when necessary.

3.6. Grievance Redress Mechanism (GRM)

3.6.1. Background

The NSCR-Ex is a large-scale railway development project designed to strengthen the country's mass transport network and expand Metro Manila's economic sphere. In the course of its implementation, it is anticipated that a large number of households, businesses, and structures of the project's covered areas could be adversely affected, for instance and among other operational activities, when involuntary resettlement and acquisition of land takes place which include issues on the compensation for various types of Affected Persons (APs), application of eligibility criteria for compensation and entitlements, relocation of non-landowner APs, reduced income, or quality of services at a relocation site.

Therefore, the DOTr, in accordance with Asian Development Bank's (ADB) Operational Policies, has established and executes a Grievance Redress Mechanism (GRM) to provide a reliable structure that can prevent, minimize, and resolve concerns of APs relative to resettlement and land acquisition, civil works, environmental considerations, and forms of gender-based violence.

The GRM has the following objectives:

- To receive and facilitate resolution of concerns and grievances of APs regarding physical and economic displacement and other project impacts and facilitate their resolution with particular attention to impacts on vulnerable groups;
- To resolve APs' concerns and grievances which cannot be settled through collective platforms such as stakeholder consultations due to the complexity of the concerns or grievances and/or the absence of a platform at the time when the cause for grievances occurs; and
- To address APs' concerns and complaints promptly, using an understandable and transparent process that is gender-responsive, culturally appropriate, and readily accessible to the country's judicial or administrative remedies commensurate to risks and adverse impacts of the project.

3.6.2. Unified Grievance Redress Typology

The Unified Grievance Redress Typology, also stipulated in the NSCR-Ex Grievance Redress Manual of CY 2022, is an overarching coverage of the GRM. It consists of six (6) types of grievances, and its respective categories are grouped based on anticipated issues that may arise during and after the construction phase.

Table 3-30 Unified Grievance Typology Coverage Table

Type	Category	Subcategory
Resettlement Action Plan (RAP)	Land and Structure Acquisition	Surveys Issue of Ownership Assistance with Entitlements Document Processing Payment of Processing Valuation of Property Land Clearing/Demolition
	Relocation and Resettlement	Inclusion to Master list Relocation Entitlement and Assistance Accessibility Utilities Safety and Security Structural Concerns Hazards
	Livelihood and Employment	Socio-Economic Surveys Monetary Entitlement Non-Monetary Entitlement Post-Intervention Concerns
Environment-Related	Environmental Management	Crops and Trees (Not compensation and tree ownership) Air Pollution Land Pollution/ Land related concerns Water Pollution Waste Management Blocked Waterways (ECC Condition No. 4) Flooding Cultural Heritage Structures
	Health	Illnesses/Diseases
Technical Concerns	Civil Works	Inaccessibility/ Road Closures Drainage Accidents Damage to Property Nuisance/ Disturbance
	Utilities	Power Streetlights Telecom Water
Gender-Based Violence	Type A: Project Workers vs. Community/ Non-Project Personnel	Type A.1. Sexual Exploitation, Abuse, or Harassment Type A.2. VAWC/ RA9262 Type A.3. Others
	Type B: DOTr Internal	
	Type C: Contractors' Internal	
Staff-Related	Corruption	
	Non-Compliance to Established Policies (By Project Workers)	
	Staff Impoliteness	
	Technical Assistance Provision (by Project Workers)	
	Non-GBV by Project Implementers	Verbal Abuse Physical Abuse Discrimination Harassment Violations under the General Conditions of the contract
	Other staff-related concerns not included on the list of categories	
General Queries	Informal Settlement and Inquiry	
	Relocation Inquiry	
	Helpdesk Operation Inquiry	
	Document Requests	
	Meeting Requests	
	Livelihood Inquiry	
	Project Timeline	
	Technical Concerns	

Type	Category	Subcategory
	Environment	
	Health and Safety-related Inquiry	
	Land Acquisition-related	
	Ownership Validation	
Not Within Project Scope	*These concerns are referred to another agency/office where the concern may be properly resolved.	

3.6.3. Levels of GRM and Responsible Institutions

The GRM levels indicate the respective accountable institutions to address and resolve complaints within a required timeframe. If the grievances are not resolved within the expertise or mandate of the responsible institution, it may be endorsed to partner agencies for resolution according to their own processes.

Table 3-31 Levels of GRM According to Grievance Typology and Accountable Institutions

Level	Grievance Typology	Accountable Institution	Allotted Number of Days for Action/ Resolution
1	Resettlement	Local and Central GR Officers	Promptly/ Same Day
	Environmental	Local and Central GR Officers	Same Day
	Health and Safety	Local and Central GR Officers	Same Day
	Staff Related/GBV	Local and Central GR Officers	Same Day
2A	Resettlement	Resettlement Expert	Seven (7) Days
	Environmental	Pollution Control Officer	Seven (7) Days
	Health and Safety	Pollution Control Officer	Seven (7) Days
	Staff Related/GBV	Local service providers (Brgy. Help Desk; Local and Social Welfare Development Office (LSWDO); Philippine National Police- Women and Children Protection Desk (PNP-WCPD); other NGO).	Municipal LGU's GBV mechanism timeline applies (for GBV)
		Committee on Decorum and Investigation (CODI)-GRM Committee	30 days
2B	Resettlement	RAP Implementation and Management Committee (RIMC) for private owners (located in each LGU); Local Interagency Committee (LIAC) for informal settlers (located in each LGU)	15 Days
	Environmental	Health, Safety, and Environment of NSCR-Ex	15 Days
	Health and Safety	Health, Safety, and Environment of NSCR-Ex	15 Days
2C	Resettlement	Project Inter-agency Committee (PIAC)- National Body	15 Days
	Environmental	EGF Committee	15 to 30 Days
	Health and Safety	DOTr Management	15 to 30 Days
	Staff Related/GBV	Escalation and Appeals Procedure (DOTr – GCR Management)	15 to 30 Days

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Environmental Health and Safety	DENR EMB-CO DOTr PMO Board
Resettlement Environmental Health and Safety	Regular Courts DENR-CO Court of Justice

3.6.4. Grievance Intake Channels

The APs have access to a wide range of channels for reporting and follow-up on the status of their grievances. Below is the list of grievance intake channels of the Central GRM team and of the project proponents.

Table 3-32 Grievance Intake Channels

Channel	Detail
Personal/ Walk-in	APs may personally file their grievances to a Central Grievance Officer during on-ground project activities and to local grievance officers in respective local government offices.
Short Messaging Service (SMS)	GRM Hotline: +63922 1101 060
NSCR Website	Grievances lodged on the Project's website are directly recorded in the eGRM Portal.
Electronic Mail (Email)	GRM Email address: nscr.grm@dotr.gov.ph
Letter	APs may submit their grievance letter to any project proponents' offices.
PAO/Presidential Citizens' Complaint Center	APs may send their concerns to PCCC's Hotline contact number "8888" through a call or text. Messaging through the web is also available at www.8888.gov.ph. These concerns will be endorsed to the DOTr Public Assistance Office (PAO).
External Help Desk	APs may directly raise their grievance through Grievance Redress officers of any project proponents such as the contractors, consultants, and partner implementers which are the Strengthening the Transition of the Vulnerable Communities (STVC) and the Social Housing Financing Corporation (SHFC).

On September 14, 2022, the DOTr in collaboration with the ADB, developed and launched an Electronic Grievance Redress Mechanism (eGRM). The eGRM is a web-based avenue for APs to submit complaints directly to the portal through SMS or its website. It serves as a repository of real-time data and automatically constitutes its respective subsets or categories for authorized users to access and export data which is used in high-level reporting.

The multiple user design of the system promotes accountability, ensures accuracy of information, timely resolution of concerns, and creates ease in monitoring and coordination among the GRM officers of the DOTr and its project proponents in tracking of respective cases events, updates, and resolutions.

Below are the objectives of the eGRM:

- Unified Railway System – Unifying the GRM database of the railway sector, multiple user access and data protection.
- Data Accuracy – Real-time information on grievance fields, registered, resolved and referred to.
- Accessibility – Timely resolution of grievances and promotes accountability to affected persons.
- Security- Protects the project from data losses and secure sensitive information in compliance with the Data Privacy Act.
- Convenient – Automatic generation of ticket IDs, reports and encoding.

3.6.5. Progress

3.6.5.1. Meetings

(1) Safeguards Monitoring and Reporting Monthly Meeting

The monthly meeting, originally held every 3rd Wednesday to review summary of grievances and related actions, was rescheduled to every 4th Wednesday in June 2025 and formally renamed "Safeguards Monitoring and Reporting Meeting" (Safeguards Meeting). The key highlights are as follows:

1) October 3, 2025

- The steps for establishing a GRM focal person from the Safety Team were discussed. The DOTr GRM team will internally coordinate with the DOTr Environment team as part of an ongoing proposal for review by the Project Manager.
- The GCR GRM teams prepared a proposed integrated work plan for DOTr review. DOTr also requested that each workstream submit a list of activities to be consolidated into a single schedule.
- It was suggested to identify PR activities to align grievance processes and to conduct a joint presentation with LGUs and BLGUs to address related concerns.
- Concerns were raised on whether the newly appointed GCR External secretary should attend the orientation. The team's data manager confirmed that an eGRM portal training will be conducted, including newly mobilized PR focal persons from contractors.

2) October 22, 2025

- The meeting to discuss the proposed Health and Safety GRM workstream was rescheduled due to scheduling constraints of the DOTr Environment team, the N2 ROWSAE team, and concurrent SC activities.
- The GESI and Environment teams have submitted inputs to the file shared by the RAP team. The work plan will be reviewed by the DOTr GRM-GESI team, with possible adjustments to align with the recent Sexual Exploitation, Abuse, and Harassment (SEAH) workshop facilitated by ADB.
- ADB requested data covering a specific date range to verify workers' complaints. The DOTr GRM team will review the summary before submission to ADB.

3) December 10, 2025

- The meeting focused on the GRM year-end assessment and CY 2026 planning. The 2025 milestone was reviewed, while the 2026 milestone became the main focus of the discussion. The team defined and refined the upcoming milestone, highlighting efficiency as a key direction aligned with the 10-year milestone roadmap. The team also assessed its CY 2025 performance, identified areas for improvement, and drafted the revised vision, mission, goals, objectives, and indicators for 2026, which served as the basis for preparing the work plans of each GRM workstream.

(2) RAP-GRM Monthly Meeting

Workstream focused meetings were launched in June 2025. The monthly RAP typology meeting is scheduled every 1st Wednesday, discusses grievances from the previous month, provides status updates, determines next steps for ongoing cases, and addresses RAP-specific concerns.

1) October 1, 2025

- Submitted the proposed RAP-GRM work plan and data concern findings to DOTr, with updates to be provided after the DOTr GRM team's biweekly meeting.
- Identified coordination challenges with LGUs for courtesy meetings and establishment of LGU GR focal points, with interim options such as tandem LGU orientations or Kamustahan sessions suggested.
- Discussed the workshop proposal, emphasizing the need to update GRM policies and integrate current practices not yet covered, including barangay-level mechanisms.

2) November 3, 2025

- Sent the LGU activities status matrix to DOTr; the SC segment encoded tentative schedules, while the N2 team has yet to encode.
- Recommended finalizing year-end data through data cleaning, including grievance encoding and completion of information.
- Discussed efforts on the production and lamination of GRM posters for relocation sites.

3.6.5.2. Activities Attended and Facilitated

(1) DOTr-GCR GRM RAP Kamustahan and Coordination Meeting with LGUs

A Kamustahan and coordination meeting was held with the LGUs of Taguig, Calamba, and San Pedro on October 09, 2025. The meetings were led by DOTr with support from GCR, during which the GRM team met with LGU GR focal points to provide updates on RAP-related grievances in their areas for CY 2025, discuss project status and the effectiveness of the GRM, present proposed activities and strategies for upcoming implementation at the LGU and barangay levels, and address other concerns raised by the LGU focal points.

(2) GRM Refresher Orientation

GRM Refresher Orientations were conducted on October 23, 24, and November 24, 2025, for local GR officers from Muntinlupa, Cabuyao, and Biñan City. The sessions reviewed the project's grievance intake, handling, and resolution processes and reinforced their role in upholding social safeguards. Key initiatives discussed included barangay-level coordination, eGRM portal training, and awareness activities such as GRM

poster dissemination. The orientations also provided an opportunity for the GRM team to understand on-ground conditions and for local GR officers to raise challenges encountered in grievance handling.

(3) GRM Courtesy Meeting

A courtesy meeting was held on November 03, 2025, with the GR focal points, LGU Gender and Development (GAD) chief and staff, and a city advocate closely linked to the mayor, facilitated by the DOTr–GCR GRM teams (RAP and GESI workstreams). The meeting formed part of ongoing efforts to establish and monitor LGU focal points, reintroduce the GRM, and discuss challenges and concerns raised by local counterparts. The engagement generated positive feedback and strong LGU support for the project and its grievance redress mechanism.

(4) GRM Focus Group Discussion

On December 18, 2025, the DOTr–GCR GRM team participated in the Local Inter-Agency Committee meeting in Calamba, Laguna. One agenda was a pending grievance raised by affected persons relocated to a permanent relocation site (e.g., Rizal Ville). A focus group discussion led by the Social Housing Finance Corporation (SHFC) was conducted during which case updates and possible next steps were discussed among stakeholders. The meeting concluded with an agreement for continued coordination between the DOTr and SHFC GRM teams to support grievance resolution.

3.6.5.3. Grievances Received

(1) General Summary

The table below presents data on grievances received from October to December of CY 2025, totaling 108 grievances. The summary shows that the typology with the most received grievances is RAP, having a total of 36 cases (33% of the total) from this quarter.

The grievances in the eGRM portal tagged as "No Response" from Affected Persons (APs) were excluded from the total grievance count. The remaining cases represent the actual number of grievances received during the period.

Table 3-33 General Summary of Received Grievances for Fourth Quarter of CY 2025

Month	RAP	Environmental	Technical	Gender Based Violence	Staff Related	General Queries	Not Within Project Scope	Total
October	18	2	7	0	6	6	6	45
November	13	3	6	0	4	8	3	37
December	5	1	3	0	7	2	8	26
Total	**36**	**6**	**16**	**0**	**17**	**16**	**17**	**108**

(2) Received Grievances According to Month

The table below presents the number and percentage of grievances categorized by typology for each month. The data indicates that the month of October recorded the highest number of grievances, with the RAP typology having the largest percentage during this period.

Table 3-34 Received Grievances According to Months of October to December of CY 2025

Typology	October		November		December	
	No.	%	No.	%	No.	%
RAP	18	40%	13	35%	5	19%
Environmental	2	4%	3	8%	1	4%
Technical	7	16%	6	16%	3	12%
Gender Based Violence	0	0%	0	0%	0	0%
Staff Related	6	13%	4	11%	7	27%
General Queries	6	13%	8	22%	2	8%
Not Within Project Scope	6	13%	3	8%	8	31%
Total and %	**45**	**100%**	**37**	**100%**	**26**	**100%**

(3) Received Grievances According to Typology

The table below offers an alternative perspective by presenting the number of grievances and their percentage share relative to the overall total for each typology. The data shows that RAP typology received the highest number of grievances for the quarter, followed by Staff-related and Not Within Project Scope. In contrast, the GBV typology received no cases, making it the least reported typology for the last quarter of CY 2025.

Table 3-35 Received Grievances According to Typologies from October to December CY 2025

Month	RAP		Environmental		Technical		GBV		Staff Related		General Queries		Not Within Project Scope	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
October	18	50%	2	33%	7	44%	0	0%	6	35%	6	38%	6	35%
November	13	36%	3	50%	6	38%	0	0%	4	24%	8	50%	3	18%
December	5	14%	1	17%	3	19%	0	0%	7	41%	2	13%	8	47%
Total	**36**	**100%**	**6**	**100%**	**16**	**100%**	**0**	**0%**	**17**	**100%**	**16**	**100%**	**17**	**100%**

(4) Received RAP Grievances According to Intake Channel

The grievances outlined above were collected through various intake channels. The figures below present the disaggregated number of RAP grievances received through these channels. Among them, Electronic Mail (E-Mail) and websites) were the most utilized, accounting for an accumulated percentage of 50% of RAP grievances. On the contrary, the External Helpdesk is the least used intake channel with a percentage of almost 3% of the total grievances received.

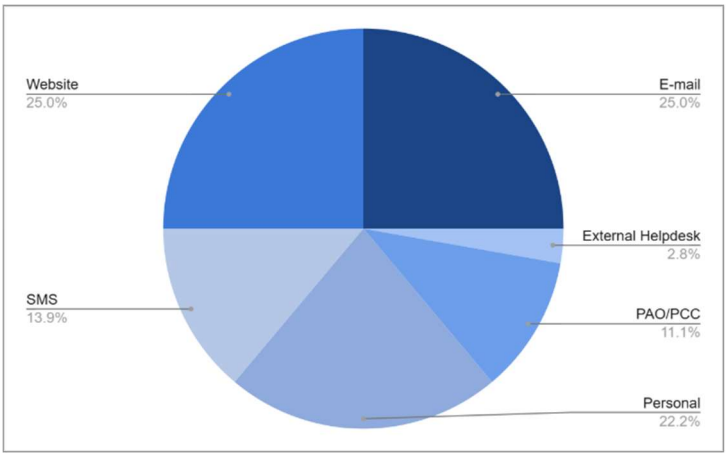

Figure 3-1. Percentage Composition of Grievance Intake Channels According to Usage of the APs

(5) Number of APs Who Filed RAP Grievances According to Sex Assigned at Birth and Vulnerability

Figure 3-2 presents the disaggregated data of Affected Persons (APs) who raised RAP grievances in the fourth quarter of CY 2025, categorized by sex assigned at birth. The data shows that female having a rate of 44% are the APs who filed most of the grievances. Additionally, Figure 3-3 illustrates that 86% of APs did not disclose or do not have any recorded vulnerability, while 11% are identified as senior citizens and almost 3% are persons with disabilities.

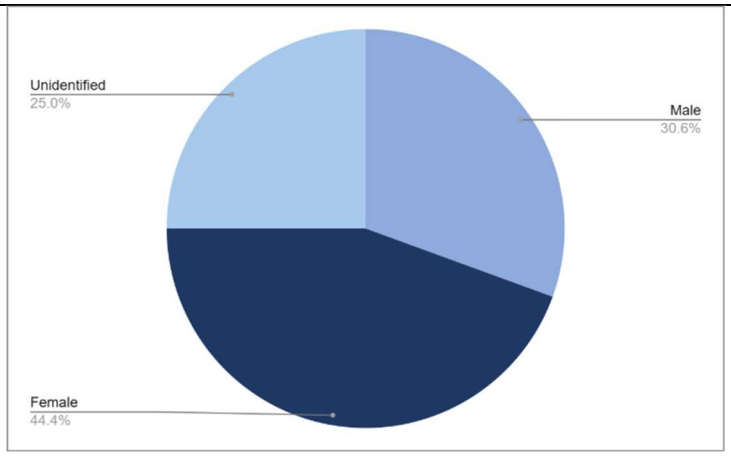

Figure 3-2 Percentage Composition of APs According to Sex Assigned at Birth

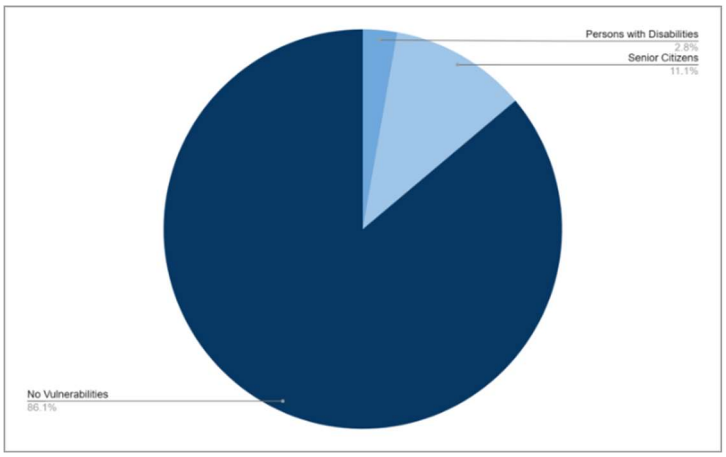

Figure 3-3 Percentage Composition of APs According to Vulnerabilities

(6) Status of Received RAP Grievances

In the last quarter of CY 2025, a total of 36 RAP grievances were received, with 50% categorized under the Relocation and Resettlement, 42% belongs to the Land and Structure Acquisition, and the remaining 8% fall under the Livelihood and Employment category. As of the reporting date, there are two (2) pending grievances in which the resolution process is still ongoing.

The City of Manila was the peak area of the highest received grievances with 31% of the cases originating from the mentioned LGU. This was followed by the LGUs of Angeles, San Pedro, and Calamba having a rate of 14%, each, from the total recorded cases.

Table 3-36 Status of Received Grievances According to RAP Categories in Fourth Quarter of CY 2025

LGU	No. of Received				No. of Ongoing				No. of Resolved			
	Land & Structure Acquisition	Relocation & Resettlement	Livelihood & Employment	Total	Land & Structure Acquisition	Relocation & Resettlement	Livelihood & Employment	Total	Land & Structure Acquisition	Relocation & Resettlement	Livelihood & Employment	Total
North Segment												
Angeles	3	2	0	**5**	0	0	0	**0**	3	2	0	**5**
City of San Fernando	3	1	0	**4**	0	0	0	**0**	3	1	0	**4**
Calumpit	2	0	0	**2**	0	0	0	**0**	2	0	0	**2**
Malolos	1	0	0	**1**	0	0	0	**0**	1	0	0	**1**
Sub-total	**9**	**3**	**0**	**12**	**0**	**0**	**0**	**0**	**9**	**3**	**0**	**12**
South Segment												
Manila	3	5	3	**11**	1	0	0	**1**	2	5	3	**10**
Taguig	0	1	0	**1**	0	0	0	**0**	0	1	0	**1**
Muntinlupa	1	0	0	**1**	0	0	0	**0**	1	0	0	**1**
San Pedro	1	4	0	**5**	0	0	0	**0**	1	4	0	**5**
Cabuyao	1	0	0	**1**	0	0	0	**0**	1	0	0	**1**
Calamba	0	5	0	**5**	0	1	0	**1**	0	4	0	**4**
Sub-total	**6**	**15**	**3**	**24**	**1**	**1**	**0**	**2**	**5**	**14**	**3**	**22**
Total	**15**	**18**	**3**	**36**	**1**	**1**	**0**	**2**	**14**	**17**	**3**	**34**

Table below presents a total of 39 grievances categorized by subcategory, with some grievance tickets containing multiple concerns within a single case. For this quarter, the most frequently recorded issue is Relocation Entitlements and Assistance with a rate of 31% of the overall grievances. Most of these grievances originated from the SC segment, which may be attributed to the on-ground priority efforts of the RAP team. This is followed by the subcategories of Document Processing and Inclusion to Masterlist, each accounting for 13% of the total grievances received.

Table 3-37 Subcategories of Received RAP Grievances in Fourth Quarter of CY 2025

LGU	Land and Structure Acquisition						Relocation and Resettlement			
	Document Processing	Issue of Ownership	Land Clearing/Demolition	Payment Processing	Survey	Valuation of Property	Inclusion to Masterlist	Relocation Entitlements and Assistance	Utilities	Monetary Entitlements
North Segment										
Angeles	0	1	0	0	2	0	2	0	0	0
City of San Fernando	1	1	0	0	0	1	0	1	0	0
Calumpit	2	0	1	2	0	0	0	0	0	0
Malolos	1	0	0	0	0	0	0	0	0	0
Sub-total	**4**	**2**	**1**	**2**	**2**	**1**	**2**	**1**	**0**	**0**
South Segment										
Manila	1	0	1	0	1	0	2	3	0	3
Taguig	0	0	0	0	0	0	1	0	0	0
Muntinlupa	0	1	0	0	0	0	0	0	0	0
San Pedro	0	1	0	0	0	0	0	4	0	0
Cabuyao	0	0	0	1	0	0	0	0	0	0
Calamba	0	0	0	0	0	0	0	4	1	0
Sub-total	**1**	**2**	**1**	**1**	**1**	**0**	**3**	**11**	**1**	**3**
Total	**5**	**4**	**2**	**3**	**3**	**1**	**5**	**12**	**1**	**3**

3.6.6. Gaps, Issues and Risks identified

- Difficulties in scheduling courtesy meetings, establishing or sustaining LGU GRM focal points, and uneven engagement across LGUs (e.g., delayed inputs from some segments) contributing to slowed grievance handling and preventive coordination.
- RAP grievances remain as the dominant typology, with recurring grievance subcategories.
- The need for year-end data cleaning highlights recurring issues in encoding timeliness, completeness of fields, and consistency across workstreams and segments.

3.6.7. Mitigating Actions and Resolutions

- Delays in LGU scheduling may be addressed by prioritizing written request, providing attached GRM briefer, and proceeding with focal orientation immediately upon designation. Also to apply time-bound formal and documented follow-up, after the set timeline, proceed to physical follow-up on the concerned office.
- Strengthen coordination between operations and the GRM through systematic use of grievance reports. The Operations teams may regularly coordinate with the GRM and utilize grievance reports to identify recurring concerns and emerging trends. This may help assess operational gaps, review field practices, and refine implementation processes to prevent the recurrence of similar grievances.
- Introduce monthly and quarterly data validation protocols (not only year-end cleaning), including mandatory field completion checks, segment-level data audits, and clearer accountability for encoding accuracy and completeness of narratives and applicable attachments.

3.7. Handing Over of Land for Civil Works

3.7.1. Progress

3.7.1.1. North Section (N2)

For Mabalacat, the Owner's Permit from Bases Conversion and Development Authority (BCDA) was originally issued on October 14, 2020 for 3 months, renewed on December 9, 2020 for another 3 months, again renewed on March 1, 2021 for 6 months, then amended on June 10, 2021 to authorize project access in the areas for the River Diversion Works of Quitanguil and Dolores Rivers within the BCDA Project-Affected Properties, as an additional working area outside of original PROW. The duration of effectiveness was also six (6) months for this amendment. The survey to settle the position of affected lots and area of BCDA properties in Mabalacat was completed by the end of September 2021. In addition, BCDA properties are also located in Angeles and parcellary survey for these lots was finalized and submitted to DOTr on November 19, 2021, so that all BCDA properties are included in ROW Usage Agreement. However, the ROW Usage Agreement is still under discussion between DOTr and BCDA as of December 2025. Sketch plans for BCDA properties that will be used as the attachment for the ROW Usage Agreement were redrafted in December 2022. Since further research and additional data is necessary, sketch plans have not been finalized, and redrafting is still ongoing. Though the ROW Usage Agreement has not been settled yet, the land handover to the Contractors of CP N-05 and N-04, for BCDA land, was completed on August 16, 2021.

For Malolos to Angeles, land handover is extremely critical since construction of station and piers are ongoing. DOTr and GCR are constantly managing and addressing inquiries from the contractors.

Various efforts pertaining to the required social preparation activities for the relocation and resettlement of residents in the PNR ROW and the payment of compensations and entitlements of project affected persons for both the non-landowners and private landowners are being attended to. In view of this, the DOTr/GCR identified additional areas that are free and clear and that have not been previously handed over. This is in consideration of the urgency of site handover to the contractors. For CP N-02, additional land was handed over to the contractor in November 2021. The same measure was taken for CP N-01 and N-03 to hand over site as much as possible. For CP N-03, the 2nd request for a permit to enter (PTE) was approved on May 10, 2022. For CP N-01, the 2nd request for PTE was approved on January 12, 2023, and the 3rd request for PTE was approved on December 28, 2023.

Also, in order not to hamper the progress of construction work, DOTr negotiated with some owners of affected lots with high priority for acquisition and no structures, improvements, crops and trees are located whether they are amenable to issue PTE before the payment of compensation. Negotiation with landowners to obtain several PTEs has been continuously undertaken for the three (3) Contract Packages. As of December 2025, a total of sixty-four (64) Permit to Enters (PTEs) have been voluntarily issued by the affected landowners in support of the project, covering three hundred twenty-nine (329) lots, as shown below. The DOTr, in return, has provided assistance to the landowners to complete the necessary documentation to expedite the payment process of landowners who have executed the PTEs. To date, out of three hundred twenty-nine (329) lots with PTE, thirty-one (31) lots have received full compensation.

Table 3-38 Breakdown of Permit to Enter (PTE)

LGU	CP	No. of PTE	Pier No.	Lot ID No.	Barangay	Date Issued	Date Notarized	Date Endorsed to Contractors
Malolos	N-01	0	-	-	-	-	-	-
Calumpit	N-01	1	P-79	20030	PIO CRUZCOSA	4-Nov-25	-	-
		1	P-82	20040	PIO CRUZCOSA	8-Oct-25	-	-
		1	P-86	20051	SAN MARCOS	20-Sep-23	09-Oct-23	27-Oct-23
		1	P-91	20068	PIO CRUZCOSA	14-Jul-25	-	-
		1	P-91	20069	PIO CRUZCOSA	14-Jul-25	-	-
		1	P-97	20075	PIO CRUZCOSA	26-Jun-25	-	-
		1	P-98 to P-102	20076	PIO CRUZCOSA	17-Jul-25	-	-
		1	P-161 to P-163	20150 20151	IBA O ESTE	24-Feb-22	17-Apr-23	27-Oct-23
		1	P-167SB	20152-D	IBA O ESTE	14-Oct-25	-	-
		1	P-167SB	20152-E	IBA O ESTE	14-Oct-25	-	-
		1	P-168 to P-169	20153-E to H	IBA O ESTE	30-Sep-25	-	-
		1	P-183	20162-A to D	BALUNGAO	29-May-23	4-Aug-23	27-Oct-23
		1	P-188	20163	BALUNGAO	17-Sep-25	-	-
		1	P-189 to P-190	20164	BALUNGAO	23-Sep-25	-	-
		1	P-191	20165	BALUNGAO	14-Aug-23	9-Oct-23	27-Oct-23

LGU	CP	No. of PTE	Pier No.	Lot ID No.	Barangay	Date Issued	Date Notarized	Date Endorsed to Contractors
		1	P-192 to P-197	20166-C, 20166-E to Z, 20166-AA to AR (41 lots)	BALUNGAO	14-Oct-23	23-Nov-23	14-Dec-23
		1	P-224 to P-227	20171-B-1	GATBUCA	17-Aug-23	9-Oct-23	27-Oct-23
				20171-B-2				
				20171-C-1				
				20171-C-2				
				20171-I				
				20171-J				
				20171-L				
				20171-M				
				20171-N				
		1	P-227	20172	GATBUCA	16-Jul-25	-	-
		1	P-229	20180	GATBUCA	6-Nov-25	-	-
		1	P-231	20192	GATBUCA	15-Jul-25	-	-
Apalit	N-01	1	P-333 to P-236	30006	SULIPAN	21-Oct-23	23-Nov-23	30-Jan-24
		1	P-237 to P239	30007	SULIPAN	24-Oct-23	23-Nov-23	30-Jan-24
		1	P-240 to P-242	30008	SULIPAN	14-Oct-23	23-Nov-23	30-Jan-24
		1	P-247	30011	SULIPAN	18-Oct-23	23-Nov-23	30-Jan-24
		1	P-250 to 251	30013	SULIPAN	11-Mar-24	-	-
		1	P-288 to P-290	30027	SAN VICENTE	17-Oct-23	27-Dec-23	-
Minalin	N-01	1	P-369 to P-378	40009	LOURDES	20-May-22	25-May-22	21-Jun-22
		1		40010	LOURDES	7-Feb-23	7-Feb-23	21-Feb-23
		1		40011	LOURDES	7-Feb-23	7-Feb-23	21-Feb-23
		1		40013	LOURDES	13-Feb-23	13-Feb-23	21-Feb-23
		1		40014	LOURDES	13-Feb-23	13-Feb-23	21-Feb-23
				40015	LOURDES	13-Feb-23	13-Feb-23	21-Feb-23
				40016	LOURDES	13-Feb-23	13-Feb-23	21-Feb-23
Sto. Tomas	N-02	1	P-466	50005	SAN VICENTE	18-Oct-23	-	-
		1	P-467 to P-469	50006	SAN VICENTE	23-Feb-22	6-Apr-22	21-Jun-22
			P-469 to P-477	50007	SAN VICENTE & SAN MATIAS	19-May-22	19-May-22	21-Jun-22
		1	P-504	50011	SAN MATIAS	13-Dec-23	-	-
San Fernando	N-02	1	P-541 to P-556, P-542	60018, 60022, 60023, 60024-A To BC, 60025 to 60027 (61 Lots)	SAN NICOLAS, STA. LUCIA AND SAN PEDRO	05-Sep-25	-	-
		1	P-558 to P-563	60037	SAN PEDRO	10-Oct-25	-	-
		1	P-564	60038	STA. LUCIA	13-Aug-25	9-Sep-25	-
		1	P-763 to P-765	60528	MALPITIC	15-Oct-25	-	-
		1	P-766 to P-774	60529	MALPITIC	20-Oct-25	-	-
		1	P793 to P-794	60570 & 60580	CALULUT	05-Sep-25		
San Fernando	N-03	1	P-831 to P-835	60713 to 60714, 60716 to 60733 (20 lots)	CALULUT	19-Sep-23	4-Oct-23	11-Oct-23
		1	P-831 to P-838	60715, 60734, 60734, 60737 to 60754 (21 lots)	CALULUT AND BALITI	17-Sep-25	-	-
		1	P-836 to P-838	60736	CALULUT	24-Sep-25	25-Sep-25	-
		1	P-839 to P-844	60756	CALULUT	24-Oct-25	-	-
		1	P-851	60764	BALITI	15-Oct-25	-	-
		1	P-852 to P-853	60765	BALITI	30-Sep-25	30-Sep-25	-
		1	P-854	60766	BALITI	19-Sep-25	24-Sep-25	-
		1	P-856	60768-A to 60768-C	BALITI	30-Sep-25	-	-
		1	P-857	60769	BALITI	29-Sep-25	30-Sep-25	-
		1	P-858	60770	BALITI	19-Sep-25	24-Sep-25	-
		1	P-859 to P-861	60771	BALITI	25-Sep-25	30-Sep-25	-
		1	P-870 to P-877	60774, 60775, 60780, 60782, 60784, 60786, 60788, 60790, 60792, 60794, 60796, 60798, 60800, 60802, 60806, 60808, 60810, 60812, 60814, 60816, 60818, 60820 to 60837 (38 Lots)	BALITI	03-Sep-25	03-Sep-25	-
		1	P-879	60852	PANIPUAN	17-Jul-25	-	-

LGU	CP	No. of PTE	Pier No.	Lot ID No.	Barangay	Date Issued	Date Notarized	Date Endorsed to Contractors
		1	P-880 to P-889	60863, 60869, 60871, 60873, 60877, 60880, 60891, 60894, 60896, 60897, 60899, 60902, 60911, 60913, 60915, 60917, 60919, 60926, 60928, 60930, 60931, 60937, 60940, 60941, 60943, 60944, 60946 to 60953, 60956, 60957, 60960, 60962, 60963, 60965 to 60967, 60970, 60971 to 60974, 60976 to 60978 (50 Lots)	PANIPUAN	05-Sep-25	-	-
		1	P-888	60979	PANIPUAN	22-Oct-25	-	-
		1	P-894 to P-899	60984	PULUNG BULU	19-Sep-23	4-Oct-23	11-Oct-23
			P-907 to P-911	60990				
				61082				
		1	P-910 to P-912	60991	PULUNG BULU	18-Sep-23	4-Oct-23	11-Oct-23
		1	P-913 to P-914	60992	PULUNG BULU	16-Sep-24	-	-
		1		60993	PULUNG BULU	16-Sep-24	-	-
		1	P-916 to P-919 P-929, P-931, P-933	60995 To 60999 61001, 61004 61015 to 61017	PULUNG BULU	3-Oct-25	-	-
Angeles	N-03	1	P-962 to P-971	70017	PULUNG BULU	11-Apr-22	21-Apr-22	27-May-22
			P-972 to P-992	70018	PULUNG BULU			
		1	P-986 to P-992	70019	PULUNG BULU	15-Nov-23	28-Nov-23	4-Dec-23
		1	P-1035 to P-1036	70302 70310	LOURDES	05-Sep-25	-	-
		1	P-1047	70304 70305	LOURDES	07-Apr-25	-	-
TOTAL		**64**		**329**				

Land acquisition activities and procedures are prioritized for the most necessary lots for construction considering the scale of required land acquisition for the project. The entire timeline of site handover for Malolos to Angeles has been continuously discussed between DOTr and GCR. Since December 2023, DOTr PMO has been assessing its target site handover schedule from CP N-01 to N-03. Series of reviews and discussions among DOTr Right-of-Way, Site Acquisition and Environment (ROWSAE) and Civil teams have been done, and DOTr made a revised approved land handover dates particularly under non-workable areas last September 29, 2025, which is shown in the table below under LGU Calumpit, Apalit, Sto. Tomas, San Fernando and Angeles. Time Chainage Diagram (TCD), which specifies the required ROWSAE handovers on a per-pier level, now serves as the official handover schedule being implemented and followed by the DOTr ROWSAE Division.

Table 3-39 Status of Handing Over of Land to Contractor (N2)

CP	LGU	PROJECT ROW (SQ. M.)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
		TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
									%	EXPECTED DATE
N-01	MALOLOS	93,686	81,838	328	11,520	75,378	18,308	80.46%	19.54%	Dec-24
	CALUMPIT	183,301	138,369	162	44,770	119,838	63,232	65.25%	34.75%	May-26
	APALIT	153,003	127,969	0	25,034	118,018	34,985	75.91%	24.09%	Feb-26
	MINALIN	86,227	56,297	0	29,930	84,884	1,343	95.40%	4.60%	Dec-24
N-02	STO. TOMAS	109,542	100,918	0	8,624	105,121	4,421	94.74%	5.26%	Apr-26
N-02 N-03	SAN FERNANDO	482,181	258,728	3,349	220,104	262,037	220,144	51.60%	48.40%	Nov-26
N-03	ANGELES	182,225	106,210	7,230	68,785	126,012	56,213	61.97%	38.03%	July-26
N-04 N-05	MABALACAT	603,974	0	603,974	0	603,974	0	100.00%	0.00%	16-Aug-21

3.7.1.2. South Section (SC)

For the Solis-Calamba Section, upon ADB conditional concurrence for Muntinlupa -Calamba RAP in July 2022, contract awarded for the contractors for contract package (CP) S-04 to S-07 (Muntinlupa 1 to Calamba) on September 15, 2022. The Engineer (GCR) instructed the contractors of CP S-04 to S-06 to commence the Works on June 13, 2023, related to the PNR Track Recovery Works. Prior to the commencement of work, Joint Site Inspections were conducted for CP S-06 on May 24, CP S-05 on May 31 and June 2, and CP S-04 on June 1, 2023, to confirm Free and Clear area for site handover to the contractor. PNR Track Recovery Works including fencing have been commenced from July 2023 and almost completed except area where PNR is still operational (Calamba) as of December 2025. Permanent construction works is ongoing where possible. Additional site handovers are being gradually implemented in areas where private land acquisition and relocation of APs have been completed. During this reporting period, 49 lots (2,986 sqm) at Pier 1080 to 1090 in Cabuyao and 3 lots (5,603 sqm) at Cabuyao station at CP S-06 have been handed over to contractor in October and December 2025 with PTE and payment. As of December 2025, 2 lots (21,514 sqm) in Sta Rosa station at CP S-05, 4 lots (14,962 sqm) in Calamba station, 49 lots (2,986 sqm) along mainline in Cabuyao, 5 lots (8,481 sqm) at Cabuyao station and 1 lot (3,531 sqm) at Banlic station at CP S-06 have been handed over to the contractors.

For CP S-07, DOTr decided to handover the site to the contractor starting June 13, 2023, and scheduled to be completed by December 2023. Site is being handed over based on PTE and payment. DOTr successfully handed over 1st Batch 7 lots, 66,731.65 sqm (28%) to the contractor on June 9, 2023, and 2nd Batch 8 lots, 36,865.91 sqm (16%) on August 4, 2023, 3rd Batch 7 lots, 61,527.00 sqm (26%) on October 9, 2023, and 4th Batch 5 lots, 25,562.38 sqm (11%) on December 20, 2023. PTEs of 3 lots were endorsed to the contractor on April 4, 2024, to proceed the Works at Site. Further, PTE of 1 lot, 2,498 sqm was endorsed to the contractor on August 16, 2024, and 1 lot, 4,454.5 sqm on September 9, 2024. During 4th quarter of 2024, PTEs of 2 lots (30,462 sqm) were signed by landowner and the contractor was allowed to proceed the Works at site. These PTEs have been signed by Usec for Railways and notarized, then endorsed to the contractor on January 21, 2025. In addition, PTE of 1 lot, 292 sqm was signed by landowner in January 2025, and the contractor was allowed to proceed the Works at site, then, notarized PTE was endorsed to the contractor in September 2025, together with 2 additional PTEs (2,947 sqm). Thus, in total, 37 lots, 232,436.44 sqm (99%) have officially been handed over to the contractor as of September 2025. During this reporting period, there was no progress in site handover and target of the remaining 2 lots including 1 lot for expropriation has been rescheduled by the 2nd quarter of 2026.

Regarding land conversion necessary for CP S-07 Banlic Depot, DOTr had coordination meeting with the Department of Agrarian Reform (DAR) on April 14, 2023, to speed up land conversion and to request approval of commencement of construction while conversion is on process in the depot area, and both agreed with such arrangement. Memorandum of Agreement (MOA) between DOTr and DAR was signed by both Secretaries and notarized on December 29, 2023. Documents for the land conversion application have been transmitted to DAR Central Office on February 20, 2024. On-Site Inspection and Investigation (OSII) was conducted on March 6, 2024, for the 27 lots and the remaining 12 lots even if not included in the initial application. DAR requested to fill out another Application and add another 12 lots. Drafting, arrangement and review of the necessary documents are ongoing to prepare another application for submission to DAR. Final Application for Land Conversion will be submitted to DAR once all private lots will be acquired. Conversely, Contractor can proceed construction works while conversion is on process. On the other hand, DOTr continued coordination with Calamba LGU for the land reclassification and DOTr obtained the Locational Clearance from City Planning and Development Office (CPDO) in Calamba on June 18, 2024.

For CP S-01, S-02, S-03b, construction contracts were awarded on February 17, 2023, after ADB conditional concurrence for the RAPs for Blumentritt to Paco and Makati to Buli, Muntinlupa in January 2023. Joint Site Inspections for site handover were conducted for CP S-01 on November 10, CP S-02 on November 13, and CP S-03b on November 15, 2023, and Free and Clear Area for PNR Track Recovery works has been handed over to the contractors. The Engineer (GCR) instructed the contractors of CP S-01 to commence the Works on November 14, CP S-03b on November 17, CP S-02 on December 18, 2023. For CP S-03a and S-03c, construction contracts were awarded on June 26, 2023. Joint Site Inspections for site handover have been conducted for CP S-03c on February 28, and CP S-03a on February 29, 2024, and Free and Clear Area for PNR Track Recovery works has been handed over to the contractors. The Engineer (GCR) instructed the contractors of CP S-03a and CP S-03c to commence the Works on March 15, 2024. From Manila to Alabang, Muntinlupa or from CP S-01 to a part of CP S-04, PNR stopped the operation from March 28, 2024. Providing securities on site was commenced from March 27 and the track recovery works including fencing and pre-

construction works has been commenced from April 1, 2024, and completed by September 2025. Permanent construction works are ongoing where possible. Additional site handovers are also being gradually implemented in areas where private land acquisition and relocation of APs have been completed. During this reporting period, 1 lot (7,945 sqm) in Paco station in CP S-02 was handed over to the contractor on October 23, 2025, with PTE from Department of Finance. For CP S-03a, 1 lot (321 sqm) in EDSA station was handed over to the contractor on October 27, 2025, with payment. As of December 2025, 1 lot (7,945 sqm) in Paco station in CP S-02, 3 lots (4,521 sqm) in Buendia and EDSA stations in CP S-03a, and1 lot (2,170 sqm) near Bicutan station in CP S-03c have been handed over to the contractor.

Even Free and Clear area handed over to the contractors, there are many untagged and movable obstructions in PNR ROW throughout SC section. DOTr conducted validation of untagged obstructions in coordinate with PNR and LGUs from April to May 2024 and confirmed 3,206 obstructions. In coordination with the city government, Local Inter-Agency Committees, barangays, and other concerned national agencies, preparatory activities were conducted, then notices were issued to the owners of obstructions. DOTr extended the assistance by coordinating with LGUs for possible provision of other support e.g., food packs and financial assistance. Some of the identified obstructing structures were voluntarily removed or demolished by the owners prior the scheduled clearing operation. Owners were given ample time to appeal or self-demolish their structures. Clearing operations of PNR has been completed in the entire SC sections by March 2025. However, additional clearing operations are being conducted occasionally for the obstructions continuously encroaching in PROW afterwards. In Manila, clearing operations of illegally parked vehicles and obstructions at Old Antipolo St. was conducted on August 11 to 12, 2025, working closely with various offices of Manila LGU.

The priority areas for site handover and site access date are being reviewed and updated time to time considering priority for civil works, current progress of land acquisition and resettlement, relocation site availability for NLOs, DOTr budget availability, etc. From August to September 2024, DOTr and GCR conducted ROWSAE Workshops with Civil Team per contract package for N2 and SC to discuss in detail about priority area, RAP status and estimated site access date. Based on the discussion during workshops, detailed site access date per pier or chainage for at grade section for each contract package was updated to establish realistic target site access date and officially indicate to the contractors. However, it was revisited and further updated due to the delay in RAP implementation during 1st quarter of 2025 and overall schedule, so called "Time-Chainage Diagram (TCD)" was developed including target site access date considering subsequent construction works. TCD has already been approved for N2 as mentioned above and also approved for SC on October 14, 2025. DOTr also mobilized a dedicated demolition team to clear obstructions and expedite demolition of structures already compensated and residents relocated. For SC, demolition of old PNR stations except historical and Calamba (still PNR is operational) has commenced on September 18, 2025. In addition, the acquisition process covering land, structures, improvements, trees, and crops, is ongoing at full pace to ensure comprehensive site clearance so that necessary site can be handed over to the contractor in timely manner.

Table 3-40 Status of Handing Over of Land to Contractor (SC)

CP	LGU	PROJECT ROW (SQ. M.) (Based on updated Parcellary Survey)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
		TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
									%	EXPECTED DATE
S-01	Manila	45,827	18,036	1,457	26,334	15,547	30,280	33.93%	66.07%	Nov 23 - Dec 26
S-02	Manila	272,754	158,082	21,163	93,509	88,268	184,486	32.36%	67.64%	Nov 23 - Jan 27
S-03a	Manila, Makati, Taguig	283,856	189,197	16,076	78,583	85,772	198,084	30.22%	69.78%	Mar 24 - Dec 27
S-03b	Paranaque	70,946	39,104	10,954	20,888	32,240	38,706	45.44%	54.56%	Nov 23 - Apr 26
S-03c	Paranaque, Taguig, Muntinlupa	229,484	156,516	28,642	44,326	57,854	171,630	25.21%	74.79%	Mar 24 - Dec 26
S-04	Muntinlupa	1,123,155	988,681	13,634	120,840	127,318	475,216	57.69%	42.31%	Jun 23 - Oct 26
S-05	San Pedro, Binan, Sta Rosa					272,495				Jun 23 - Jun 26
S-06	Cabuyao, Calamba					248,125				Jun 23 - Sep 26
S-07	Calamba	235,137	0	0	235,137	232,436	2,700	98.85%	1.15%	Jun 23 - Jun 26

3.7.2. Gaps, Issues and Risks identified

- Delay of construction site handover in N2, especially for working areas of piers and train stations, has been identified at critical stage since it causes the delay of construction works of CP N-01 to N-03.

- Delay of site handover in SC, especially less available unencumbered land in CP S-01 to CP S-03c. Further site handover is necessary for permanent construction works of entire SC especially station areas.
- Delays in land clearing of the right of way, even in handed over free and clear area will need to be settled since obstruction; access issues and privately owned trees and crops are potential cause of contractor's claims.
- Even if the site handover is an urgent matter, social safeguards must be strictly adhered to.

3.7.3. Mitigating Actions and Resolutions

- DOTr ROWSAE Division should strictly follow the handover dates specified in Time Chainage Diagram (TCD) particularly under non-workable areas.
- Closely coordinate with Civil Team for further site handover schedule based on the approved TCD for SC. DOTr and GCR to closely coordinate and discuss the actions to be taken to resolve issues and facilitate site handover.
- Expedite clearance of non-compensable obstructions in free and clear area in coordination with DOTr, PNR and local governments, especially for SC.
- Demolition of compensated structures should be conducted in compliance with social safeguards, adhering to the proper notice, safety measures, transfer, and relocation process of residents.

3.8. Additional Impacts Raised during RAP Implementation/Pre-implementation Stage

3.8.1. Additional Work Area for Dolores and Quitanguil River Realignment in Mabalacat

A follow-up was conducted with the DOTr Environment Team regarding the remaining compensation of one (1) affected farmer at the Dolores River Upstream. Further discussions will be held, including the potential additional APs that may arise due to the resumption of the Dolores River Downstream activities.

3.8.2. Additional Impact caused by NGCP Relocation in N2

The National Grid Corporation of the Philippines (NGCP) facility and lines that are partially located inside the MCRP PROW or crosses the PROW require relocation of poles or raising of cable wires and submission of Utility Relocation Plans. A series of Joint Site Survey activities, as part of due diligence with DOTr and GCR were conducted from December 2020 to February 2021. Based on the result of the site survey, NGCP identified possible pole relocation sites that can minimize the project involuntary resettlement impacts. Site 2 Mexico - Hermosa Line in San Fernando and Site 4 Mexico - Calumpit Line in Calumpit are expected to cause additional involuntary resettlement impacts. Based on the NGCP's approved Relocation Plan, a draft Due Diligence Report (DDR) including its timeline was prepared in June 2021 then finalized by DOTr in August 2021 and subsequently, submitted to ADB and JICA for their review. Since involuntary resettlement impacts are identified for two sites in San Fernando and Calumpit, the DOTr conducted Information, Education and Communication (IEC) Meeting with Calumpit LGU on August 12, 2021, and with San Fernando LGU on August 16, 2021.

Table 3-41 Summary of Consultation Meetings Conducted for NGCP Relocation in MCRP

LGU	Date	Activity	Mode of Consultation	Number of APs Attendees	
				Female	Male
Calumpit	August 12, 2021	Information, Education and Communication with Calumpit LGU and Concerned Barangays, DOTr and GCR	Mixed (Online and Face to Face)	Face to Face Female = 6 Online Attendees: Female = 21	Face to Face Male = 8 Online Attendees: Male = 11
San Fernando	August 16, 2021	IEC and Consultation in Brgy. San Agustin, San Fernando, Pampanga with DOTr and GCR	Face to Face	6	5
Calumpit	August 25, 2021	Consultation with Landowner, Ms. Gladys Sta. Rita with DOTr and GCR	Online (Google Meet)	7	12
Calumpit	August 26, 2021	Consultation with Landowner - Mr. Rino Dela Cruz with GCR	Face to Face	2	2

After the clearance obtained from the concerned LGUs, RAP survey activities for preparing an Addendum RAP commenced on August 18, 2021. However, the NGCP relocation plan was revised afterwards as follows.

For Site 4 Mexico – Calumpit Line in Calumpit, considering the impact of radiation hazard under the energized line, DOTr and NGCP discussed and agreed to acquire the land under the power line as corridor and enter into a Memorandum of Agreement (MOA) with PNR. The MOA was signed on June 29, 2022. On July 29, 2022, GCR received instruction from DOTr to proceed on the Parcellary Survey for the ROW corridor and update the existing Parcellary Plan of the pole location and working area to incorporate the NGCP corridor. However, NGCP Underground Relocation Plan inside PROW has been presented on October 13, 2022, subsequently, this revised relocation plan was approved by both PNR General Manager and DOTr Undersecretary on Railways on October 20, 2022, and approved during the PNR Board Meeting on October 26, 2022. Since the revised relocation site is inside PROW, additional land acquisition and involuntary resettlement will not be caused at this site. Thus, additional surveys are not required anymore.

For Site 2 Mexico - Hermosa Line in San Fernando, as of March 2025, one hundred percent (100%) payment of compensation for 25 affected structures at NGCP Site 2, Lazatin, in San Fernando. All the affected households were moved out as of September 2025.

During this period, since Site 4 Mexico – Calumpit Line in Calumpit is under the "Super Urgent Area (SUA)" for acquisition, DOTr has continued completing all required documents for structure owners (SOs) with accepted OtC. Additionally, DOTr has kept validating payment folders for compensating SOs in the NGCP. Out of 71 affected structures, 64 have been paid by DOTr as of December 2025. Furthermore, DOTr PMO shall continue to follow up on the ADRIs including memos for the signature of the DOTr Railways Undersecretary, Chief Accountant, and Legal Affairs Undersecretary.

3.8.3. Alternative Access for Farmers in Mabalacat

In N-04, temporary access of Groups 1-4 farmers at KM 84+590 Unit 60 to Gate 4 and Gate 5 remain open and passable. Permanent site crossing access has yet to be approved by DOTr.

3.8.4. SC Station Redesign

3.8.4.1. Buendia, EDSA, Sucat and Sta Rosa Stations

Redesign of Buendia, EDSA, Sucat and Sta Rosa stations has been studied from the year 2020 due to various reasons such as civil design requirements related to interface with other projects, necessity to reduce land acquisition or to change location considering site condition etc. Updated PROW for Sucat and Sta Rosa station was approved by DOTr and PNR on September 23, 2021, and redesign for Buendia and EDSA station has been approved on January 27, 2023.

Due to the revision of PROW, additional land acquisition and resettlement of APs are required in these areas. Since it is additional impact and there are newly affected persons, it is necessary to conduct Information, Education and Communication (IEC) and SCM before starting RAP survey on ground. 1st SCM for newly affected landowners in Sta. Rosa station conducted on May 31, 2022, and 1st SCM for Non-landowners was conducted on July 22, 2022. RAP survey activities were conducted in May 2023. RAP survey results including the final as-built plan were endorsed in November 2024. After conducting Socio Economic Survey (SES) and appraisal of affected structures, addendum RAP will be prepared.

For Sucat station, DOTr successfully conducted SCM with two newly affected landowners (Posadas and Robinsons Land Corporation) in September 2022 and Parcellary Survey for Posadas property was conducted after that. For Robinsons Land Corporation, another meeting with various businesses unit owner in the property was held on October 26, 2022, then Parcellary Survey and Detailed Measurement Survey was conducted from October 3 to 7, 2022. Regarding relocation of ISFs in Posadas property, during meeting between DOTr and Posadas on June 10, 2024, it was agreed to have DOTr deal with the ISF and ensure that the Posadas will sign the waiver of non-ownership of structures. With this, in coordination with the LGU Muntinlupa, Urban Poor Affairs Office (UPAO), Barangay Sucat, 1st Stakeholders Consultation Meeting (SCM) was conducted on July 6, 2024, and RAP survey activities such as tagging, as-built and detailed measurement survey (DMS) for newly affected structures were conducted from July 8 to 19, 2024. After the completion of technical survey, 2nd SCM was conducted on October 5, 2024, to provide updates on RAP activities and shared details about the upcoming Socio-Economic Survey (SES). RAP survey results including the final as-built plan were endorsed in December 2024. After conducting SES and appraisal of affected structures, addendum RAP will be prepared.

For Buendia station, IEC and SCM were conducted on February 3 and March 23, 2024, to explain the project overview and updates, indicative timeline, various surveys to be conducted, entitlements, the process of land acquisition, etc., then addressed concerns and queries of the APs. RAP survey activities such as tagging, as-built and detailed measurement survey (DMS) for newly affected structures were conducted from April to June 2024. RAP survey results including the final as-built plan were endorsed in November 2024. After conducting SES and appraisal of affected structures, addendum RAP will be prepared.

Regarding EDSA station, it causes additional land acquisition or decrease of affected area, but there is no additional APs and all of them are large scale business owners, thus, DOTr is coordinating with each APs individually instead of having SCM.

3.8.4.2. FTI Station Entrances

PROW revision of FTI station entrance 1, 2 and 3 was approved by DOTr and PNR on January 25, 2023. Even if the PROW is revised, number of affected landowners are still the same, however, it was found that there are ISFs encroaching in private land, Pusco properties located in FTI Entrance 1, in Barangay San Martin de Porres, Parañaque. IEC Meeting with the LGU of Parañaque was held on January 18, 2024, to discuss the additional properties to be acquired by the project, inform the conduct of consultation meetings with the potentially affected persons, commencement of survey activities including SCM, Census and Tagging, and DMS. 1st Stakeholders Consultation Meeting (SCM) for potential APs in Pusco Property was held on April 12, 2024, to discuss the commencement of survey activities such as Census and Tagging, DMS, and SES. Census and Tagging and DMS have been conducted in April 2024, and SES was conducted in July 2024. As a result, 12 structures and 23 households (9 NLO resident structure owners, 3 NLO non-resident structure owners, 14 renters/sharers) were confirmed affected. Final Paranaque Non-Landowner Masterlist including additional APs in Pusco properties was endorsed to the LIAC for BSAAC processing in October 2024 and still under review as of December 2025.

3.8.4.3. Senate Station

On November 3, 2023, revision of PROW at the east side of Senate Station, Taguig was officially approved by DOTr and PNR. This revision is to include area for station access road and to improve the connection to Metro Manila Subway Project (MMSP). IEC and SCM need to be conducted in coordination with LGU before starting RAP survey on ground for newly affected areas. There was a discussion regarding IEC, SCM and additional RAP surveys for newly affected areas in January 2024 and Pre-SCM Due Diligence Activity was conducted on February 2, 2024. Through this activity, 75 landowners/claimants and 289 non-landowners were identified. ADB raised concern to acquire this area under the NSCR-Ex project, and the discussion between ADB and DOTr is ongoing to clarify the necessity and justification of additional land acquisition and resettlement as of December 2025.

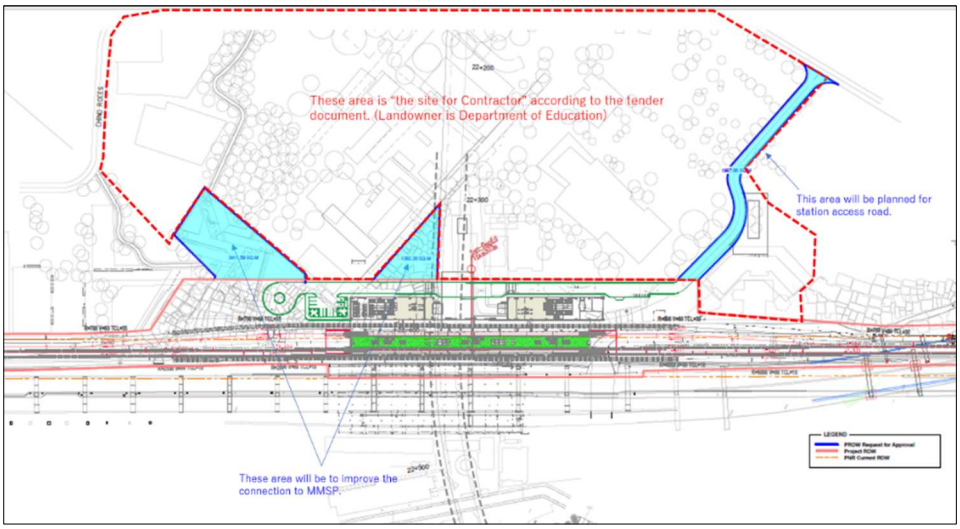
These area is "the site for Contractor" according to the tender document. (Landowner is Department of Education)
This area will be planned for station access road.
These area will be to improve the connection to MMSP.

Figure 3-4 Revised PROW at the East Side of Senate Station, Taguig
(Cian Highlighted Areas are additional PROW)

3.8.4.4. Paco Station

On March 7, 2025, extension of PROW for Paco Station, Manila was approved by DOTr and PNR. This extension is to address following issues in relation to actual site conditions.

- To comply with the Fire Lane requirement as stated in the Fire Code of the Philippines
- To secure and protect the Old Paco Station under RA10066 – The "National Cultural Heritage Act" Law
- To demolish the abandoned building adjacent to the Old Paco Station which currently affects the PROW requirements

The lot affected by PROW extension 2 is already affected by original PROW, just affected area is increased. This lot is owned by Home Guaranteed Corporation, now Philippine Guarantee Corporation (PhilGuarantee), Government Owned and Controlled Corporation (GOCC) under Department of Finance (DOF). DOTr coordinated with PhilGuarantee and DOF for acquisition of this lot and obtained Permit to Enter from DOF on October 8, 2025, then handed over to the contractor on October 23, 2025. Further coordination is ongoing for proper compensation and acquisition of the property including structures. On the other hand, PROW Extension 1 causes additional affected private lots and structures. As a result of site validation conducted in June 2025, it was found that a 5-storey building with a cell site tower above it and 2 numbers of 2-storey buildings are affected. To reduce impact, DOTr negotiated with Bureau of Fire Protection (BFP) and BFP agreed to relax their requirements in July 2025. However, concern of access to the station was raised, thus this issue is still under consideration as of December 2025.

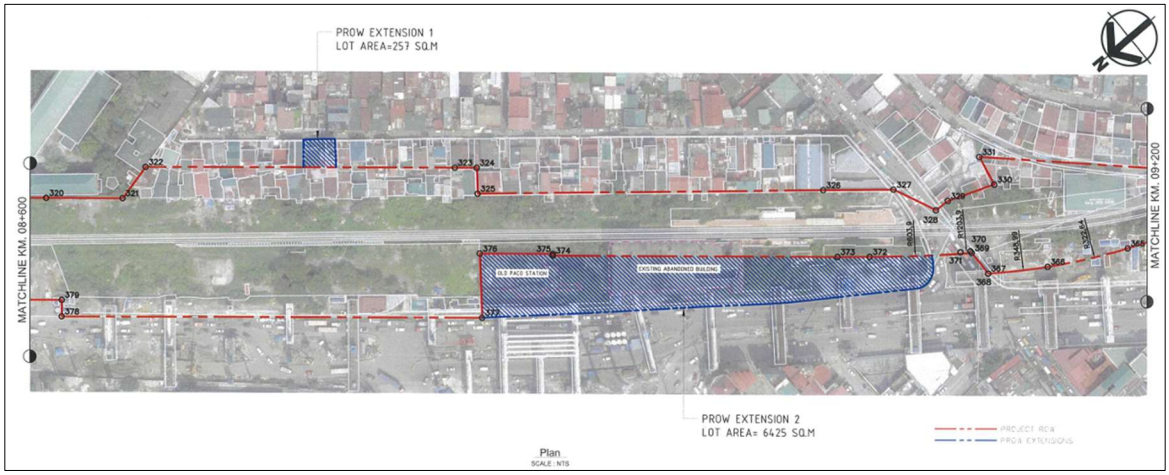

Figure 3-5 Revised PROW at Paco Station, Manila
(Blue Highlighted Areas are additional PROW)

In addition to above mentioned stations, redesign for other stations is considered by DOTr and GCR Station Redesign Team. Basically, PROW is not revised due to this redesign, however, it needs to closely coordinate and share information to monitor if it causes additional land acquisition and relocation or not.

3.8.5. Road Realignment in Calamba, from KM54+290 to KM 54+780

The Project Right of Way implementation will cause landlocked areas in this section and will affect APs who reside in the area. Considering the impact to local community and to avoid large scale of resettlement, it was decided to provide alternative access road in this section, and the updated PROW was approved by DOTr and PNR on May 20, 2021. It requires additional land and structures acquisition. Same with station redesign, since it is additional impact and there are newly affected persons, it is necessary to conduct IEC and SCM before starting RAP survey on ground. IEC meeting with the newly elected mayor was conducted on September 14, 2022, then RAP survey activities were conducted in May 2023 by subconsultant after consultation and explanation to LGUs. Due Diligence Report for Landlocked area for CP S-04 to S-07 including this issue was approved by ADB on September 5, 2023, as mentioned in "2. Progress of Updating of DD RAP for the NSCR-EX South Section". Addendum RAP will be prepared once RAP survey results is finalized and additional affected structures will be appraised to calculate additional cost.

3.8.6. Relocation of MERALCO's 115kV in Manila CP S-01

On September 23, 2025, additional Right-of Way (ROW) for relocation of MERALCO 115kV facilities in Manila was officially approved by DOTr and PNR. This additional ROW is to accommodate the proposed relocation on the affected MERALCO's 115 kV facilities in Manila, CP S-01. This has affected five (5) new lots and four (4) additional structures, which need to be acquired. The IEC meeting with LGU was conducted as a part of LIAC meeting on November 12, 2025. 1st SCM was conducted on November 21, 2025. SES was conducted for 5 households, 2 business owners and 1 employee on November 25 and 26, 2025. Detailed Measurement Survey and tagging were conducted to the structure with previously refusal or uncooperative landowner on December 11, 2025. The finalization of NLO masterlist to be endorsed to LIAC as the result of SES is ongoing as of December 2025. Appraisal of properties was conducted on December 16, 2025, by Independent Property Appraiser (IPA). Addendum RAP will be prepared once NLO masterlist is finalized and appraisal report is released.

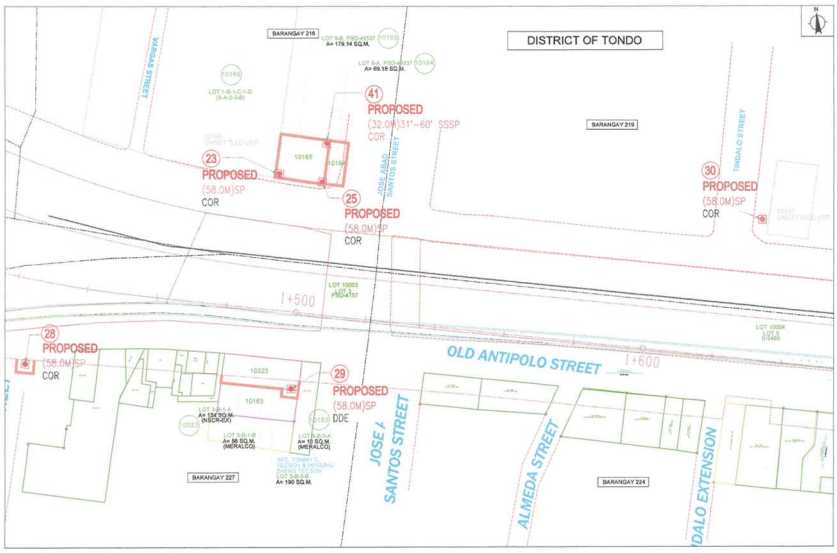

Figure 3-6 Proposed MERALCO Pole Location
(Red lines are additional ROW)

4. Planned Activities for the Next Reporting Period

4.1. Malolos – Clark Section

- Continue to observe the approved N2 land handover schedule which was shared to contractors
- Continue extraction of documents as attachment for OtB/C, ADRI, DOAS and lots for Expropriation
- Continue drafting and issuance of legal documents to landowners such as NoT /RfD/OtB/C; DOAS, ADRI, secure Affidavit of Waiver, Special Power of Attorney (SPA), assists in the execution Extra-Judicial Settlement of Estate (EJSE), affidavit of discrepancy, drafting of Affidavit of Service, Expropriation Case Profile, land handover/ endorsement letter and collection of documents
- Continue to conduct due diligence and ground validation of APs, identification of affected lots recommended for Easement Mode of Acquisition specifically with minimal affected area
- Commence the processing of payment using Easement mode of Acquisition for minimal affected lot areas
- Continue coordination with Government Financial/housing provider such as: Home Development Mutual Fund (HDMF), GSIS, Social Security System (SSS) and NHA for processing of affected properties under their jurisdiction
- Secure current BIR Zonal value for Expropriation cases required by the court of law as per RA 10752
- Continue issue necessary documents and disburse compensation for remaining payment in Mabalacat
- Accelerate issuance of notices and document collection from NLO inside private lots
- Continue prepare notices to non-SO such as renters, rent-free occupants, affected business owners and employees as well as vulnerable individuals
- Continue issuing Offer to Compensate (OtC) to non-landowner (NLO) structure owners (SOs)
- Continue assist APs open passbook accounts and claim cash cards from LBP
- Follow up the signing of the memorandum of agreement (MOA) of RIMC with each LGU
- Prepare Justification reports for those misspelled and incorrect names of APs
- Discuss off-city relocation between sending and receiving LGUs
- Discuss Public Rental Facilities with LGUs for disqualified APs
- Expedite issuance of necessary RAP documents in CP N-01 to N-03
- Conduct LIAC meetings for Malolos to Angeles
- Finalize relocation sites in coordination with NHA
- Address issues raised during RAP implementation
- Implementation LRIP for those who relocated and who will be relocated
- Intensify LRIP activities such as coordination, identification of private institutions which can provide support, and facilitating compensation for Business Owners.
- Start the conduct of the Livelihood Needs Assessment (LNA) of paid and resettled APs.

4.2. Solis – Calamba Section

- Prepare Addendum RAP for the area where there is PROW revisions, submit to ADB for concurrence
- Revise Due Diligence Report (DDR) for community facilities for Muntinlupa to Calamba and assessment report for mortgaged properties if there are further comments from ADB
- Revise DDRs for resettlement site for Muntinlupa 1 to Calamba Section, and for Manila, Makati to Buli, Muntinlupa, based on the comments from ADB. Collect additional information and data to revise DDRs.
- Revise DDRs for landlocked areas for Manila, Makati to Buli, Muntinlupa, based on the comments from ADB and submit them for ADB review
- Revise DDR for utility relocation for Makati to Buli, Muntinlupa reflecting finalized NGCP relocation plans for Site 6 Segment 2 and updated status of other utilities relocation
- Continue activities to comply with ADB conditions for DD RAP for Manila Phase 2 and Makati to Buli, Muntinlupa
- Follow up the signing of the memorandum of agreement (MOA) of RIMC with each LGU
- Continue preparation and issuance of land acquisition documents such as Notice of Taking, Request for Donation-Offer to Buy, due diligence activities, follow up of requirements submission, status of Extra Judicial Settlement of Estate (EJSE) etc.,

- Continue preparation of Deed of Absolute Sale (DoAS) for the landowners who agreed with negotiated sale, proceed to signing of DoAS with landowners, process payment of compensation
- Expedite expropriation, particularly, in the preparation of case profile, affidavits and collating requirements for expropriation
- Continue drafting and issuing the NoT and OtC for NLO Structure Owners
- Complete documentary requirements ADRI, process payment of compensation
- Conduct appraisal sweeping activities for structures not yet appraised, follow up LBP for the release of appraisal report. Coordinate with DBP and/or IPA for further appraisal activities
- Continue monitoring of the progress of permanent resettlement sites construction
- Coordination with key shelter agencies (KSAs) and LGUs for the relocation of AHs
- Monitor the relocation activities of paid AHs to temporary housing facilities for qualified-assisted and permanent site or self-relocation
- Work on the compensation of Trolley Drivers, Business Owners, and Banlic Farmers
- Follow up the implementation of the Calamba Sari-sari Store Assistance for Rizal Ville, the Sewing Project of Women BizPH, the expansion of the TODA at Rizal Ville, and the setting up of areas for the Tricycle Terminal and "Talipapa" (mini-market area)
- Continue with the LNA, specifically APs who have been paid and relocated
- Coordinate with Civil Team for update of site access date and the priority areas for handover to the contractors for entire SC, provide the updated status of RAP implementation to the concerned parties
- Coordinate with Civil Team for the site handover of PROW with payment and PTE if applicable

4.3. Common Activities for Entire NSCR-Ex Project

- Continue to facilitate coordination meetings and dialogue with stakeholders and APs to provide appropriate information on the project status, RAP activities implementation, and timely resolution of their queries.
- Continue to respond to complaints filed in the central hotline of the GRM including monitoring the GRM operation
- Continue supervising sub-consultants for Parcellary survey update and supplemental detailed measurement surveys (DMS), updating of as-built plan, basic plan and sketch plan
- Continue to coordinate with civil team and the contractors for demolition and clearing of affected structures including assessment of structural integrity for marginally affected structures
- Prepare internal monitoring reports of the DOTr/GC as one of the bases of the EMA's report on the compliance of the RAP
- Prepare minutes of meetings, site daily activity reports and other necessary reports on the actual condition and progress of RAP works for internal monitoring preparation

5. Summary and Recommendations

This report presents the progress and implementation status of land acquisition, social and resettlement activities for the NSCR-Ex Project. Specifically, it includes updates on land acquisition, compensation, relocation, site handover, and administrative developments. Key milestones have been achieved in both sections, although challenges remain in securing funds, legal processing, and coordination with stakeholders.

Overall, the project is moving forward with both land acquisition and resettlement, with site handovers taking place to facilitate construction. While administrative and financial hurdles persist, the DOTr is implementing strategic measures, such as prioritizing key areas and strengthening its internal structure, to accelerate the process and ensure compliance with the project's social safeguards policy.

Strategic measures and organizational enhancements are being undertaken to accelerate the Resettlement Action Plan (RAP) implementation and ensure compliance with the social safeguards policy of the Project. Key milestones are presented as follows:

In Mabalacat, DOTr continued activities to resolve the issue of pending entitlements following the draft Corrective Action Plan covering the income loss computation for affected Mabalacat farmers.

For Malolos - Clark section, DOTr carried on issuing notices to both Non-Landowners Structure Owners and Non-Structure Owners (NLO SOs and NSOs). Several APs have been prioritized per contract package based on schedules set by DOTr PMO. DOTr, LGUs and concerned agencies are closely coordinating for social preparation and finalization of relocation sites. During this period, DOTr issued the first tranche of the Trust Fund for the construction and development of the Resettlement Site in Calumpit. As of December 2025, a total of 989 APs were relocated, but most structures have not yet been dismantled due to uncompensated entitlements. For private land acquisition, landowners of 997 lots already accepted DOTr's offer for compensation, and actual disbursement of compensation and entitlement has been fully or partially released for 236 lots. Most of the compensation for land and structures is still in progress, but resettlement of AHs has been achieved 40% as of the end of December 2025. To address the delays in land handover for the construction works, DOTr/GCR identified most critical areas necessary for the construction works and conducted Pier-by-Pier analysis for the projected site access dates/handover dates based on status and pending issues. DOTr is concentrating on the implementation activities for critical areas to speed up the payment of compensation and the relocation of APs to achieve the target site access date.

For Solis- Calamba section, DD RAP for Muntinlupa 1 to Calamba Section was conditionally approved last July 27, 2022, following submission of the finalized DD RAP for Manila PO (Solis-Blumentritt Section) which was approved on March 24, 2022. Remaining DD RAPs for Manila Phase 2, Makati to Buli, Muntinlupa and Tunnel Section was conditionally approved in January 2023. ADB provided an additional list of conditions, and 2 DDRs have been approved by ADB in September 2023, and 1 DDR approved in October 2025. As of December 2025, DD RAP for the Tunnel Section has already been fully approved by ADB, and activities to comply with remaining conditions to obtain full approval of RAPs is still ongoing.

Regarding update of parcellary and subdivision plans needed for the preparation of Offers to Buy (OtBs), 100% of lots in N2 and SC have obtained OUR concurrence by December 2024, and survey for additional affected lots continue. Also, finalization of as-built plans to prepare the appropriate sketch plan which are required for OtB or OtC for the payment processing of affected structures has been almost completed for N2 and ongoing for SC as of December 2025.

For Solis - Calamba section, NOT and RfD/OtB, DOAS issuance, collection of requirements, due diligence, LBP account opening for payment, tax payment and titling of acquired lots for private land acquisition are ongoing. As of December 2025, OtBs have been issued for landowners of 479 lots in total, 346 lots accepted, 133 DOAS signed, and 103 lots were fully or partially compensated. Regarding the cases OtB refused and/or with issues such as unlocated owners, uncooperative, etc., DOTr is speeding up expropriation process, but obtained WOP is still one (1) lot as of December 2025. For non-landowners, the NoT issuance for structure owners within PNR ROW, activities for compensation payment such as due diligence activities, drafting and issuance of OtCs, information gathering to open LBP account etc., are ongoing. As of December 2025, a total of 1,001 OtCs were issued and accepted, 232 ADRI signed by SOs, payment for 327 APs has been released, and 32 AHs have been relocated to permanent relocation site, 35 AHs were self-relocated and 136 AHs still stay in temporary relocation facilities with rental subsidy until permanent relocation site will be ready for occupancy. Regarding site handover, 1 lot in CP S-02, 1 lot in CP S-03a, and 52 lots in CP S-06 have been handed over to the contractor with payment and PTEs during this reporting period.

To address issues and concerns in RAP implementation procedures, close communication, coordination, and information sharing by DOTr with partner agencies such as Key Shelter Agencies (KSAs), and the LGUs, has been continued to ensure smooth and immediate action for resolution of issues. Considering the need to accomplish the massive number of affected people to be transferred to temporary accommodation to clear the project right of way, the funds should be readily available for RAP implementation.

DOTr is trying to accelerate RAP-related work in N2 and SC by hiring additional personnel to achieve the implementation objectives of the right of way acquisition and resettlement processes both in N2 and SC. However, the department's requirement of document review and legal passes for all documents to be issued and signed by the APs contribute to the significant amount of waiting time before the official issuance of documents can proceed. The DOTr PMO is exerting all efforts to shorten this part of the land acquisition process. While DOTr PMO strengthens its field activities, it is also highly critical to speed up procedures within the DOTr, particularly in legal and financial offices by closely coordinating and cooperating.

DOTr experienced a drastic change of administration during the first quarter of 2025, namely, New Secretary Dizon was appointed on February 13, 2025, and it officially took effect on February 21, 2025. However, he was appointed for the Secretary of Department of Public Works and Highways (DPWH) from September 1, 2025, and Undersecretary for Administration, Finance, and Procurement, Giovanni Z. Lopez, has served as the acting secretary from September 1, 2025. Undersecretary for Planning and Project Development, TJ Batan was reappointed as Undersecretary for Railways effective on February 27, 2025. Project Manager for N2 section was designated Project Manager for the whole NSCR-Ex including SC on February 5, 2025. In addition, Ms. Irish C. Calaguas was designated as Assistant Secretary for Right-of-Way - Railways and Road on April 15, 2025, and various measures are being taken to expedite RAP implementation especially for N2. One of the instructions was temporary transfer of DOTr SC ISFr Team and Legal Service Team to N2 to speed up payment of compensation and relocation of non-landowners in N2. This arrangement continued during the 3rd quarter of 2025, but most of SC ISFr Team has returned to SC works from October 2025. On the other hand, DOTr is also promoting the hiring of additional personnel for both N2 and SC. As of December 2025, DOTr ROWSA has 633 staff for both N2 and SC. Since most of them don't have experience of RAP, sufficient training, coaching and guidance shall be provided for capacity development of newly hired staff. At the same time, institutional and organizational arrangement including office space, provision of equipment and service vehicles shall be improved to fully utilize the increased manpower.

Strengthening the DOTr's organizational structure, including the hiring of additional personnel, and various measures to expedite the RAP implementation are gradually accelerating land acquisition and resettlement. Furthermore, approval of RA12289 Accelerated and Reformed Right-of-Way Act (ARROW) will allow the DOTr to provide better offer to landowners, and this will contribute to reducing expropriation cases. It is expected that delays in site handover to contractors will be gradually mitigated while complying with social safeguards.